

NOTES:

1. Due to the COVID-19 pandemic all upcoming for Regular or Special Council meetings; Governor DeWine's directive for meetings and social distancing will strictly be enforced.
2. The public is encouraged to email comments related to agenda items or general communications to the Clerk of Council, Michelle Blazak, email address mblazak@cityofbrookpark.com by 4:30 p.m. the day of said meeting. All emails received will be shared with all elected officials and either read at said meeting or attached to the minutes' journal.

**ITEMS TO BE CONSIDERED
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING
TO BE HELD ON OCTOBER 6, 2020
7:00 P.M.**

I. ROLL CALL OF MEMBERS:

II. PLEDGE OF ALLEGIANCE:

III. DISCUSSION:

1. COUNCIL REOPENING - PER COUNCIL PRESIDENT VECCHIO.
2. OPERATION OF HOTEL AND MOTEL WITHIN THE CITY OF BROOK PARK (Councilman Orcutt) - PER COUNCIL PRESIDENT VECCHIO.

IV. LEGISLATIVE COMMITTEE - CHAIRMAN, MENCINI:

1. A RESOLUTION HONORING SOUTHWEST GENERAL HEALTH CENTER CELEBRATION OF THEIR 100 YEARS OF CARING, COMPASSION AND HEALING AND DECLARING AN EMERGENCY. Introduced by Councilman Salvatore, C/W and Mayor Gammella.
2. A RESOLUTION DESIGNATING THE MONTH OF OCTOBER, 2020 AS BREAST CANCER AWARENESS MONTH IN THE CITY OF BROOK PARK, OHIO, AND DECLARING AN EMERGENCY. Introduced by Councilman Salvatore.

V. PLANNING COMMITTEE - CHAIRMAN, ORCUTT:

1. REQUEST FOR A CONDITIONAL USE PERMIT AT 16701 BROOKPARK ROAD 'ALL ENGINEERING CORPORATION' LOCATED IN THE U7-B DISTRICT TO OPERATE A THIRD-PARTY AUTOMOTIVE/LIGHT TRUCK MAINTENANCE FACILITY. **Received from Planning Commission on September 16, 2020 with outlined conditions:**
NOTE: If approved by City Council a **motion** would be needed to have the proper legislation (Resolution) drafted.

VI. ADJOURNMENT:

Posted 10/02/20

CITY OF BROOK PARK, OHIO

RESOLUTION NO. _____

INTRODUCED BY: COUNCILMAN SALVATORE, *d/w + MAYOR GAMMELLA*

A RESOLUTION
HONORING SOUTHWEST GENERAL HEALTH CENTER
IN CELEBRATION OF THEIR 100 YEARS OF CARING, COMPASSION AND
HEALING, AND DECLARING AN EMERGENCY

WHEREAS, the Community Hospital was founded in 1920 in response to a devastating, post-World War I flu epidemic, during which many residents died while being transported to the nearest Cleveland Hospital; and

WHEREAS, members of the cities of Berea Village, Middleburg Township, Olmsted Falls Township, Brook Park Village, Strongsville Village, and Columbia Township raised \$100,000 in just 10 days to create a new local medical facility that could provide the sick with immediate care and attention; and

WHEREAS, in 1959 the name of the hospital was changed to Southwest Community Hospital; and

WHEREAS, Southwest General's mission from the beginning has been consistent and enduring—to provide outstanding medical care to those in need; and

WHEREAS, Southwest General maintains strong ties to the Greater Cleveland area through its quality medical services, its partnerships with University Hospitals and local community organizations and its many community benefit programs promoting health and wellness; and

WHEREAS, Southwest General's Old Oak Boulevard was once graced by 200-year-old oak trees, and the health center continues to use the oak tree as part of its logo. Over the years, the tree has come to symbolize the strength, endurance and growth that are the Southwest General heritage; and

WHEREAS, South General is celebrating 100 years of health, quality and compassion;

NOW, THEREFORE, BE IT RESOLVED by this Council of the City of Brook Park, County of Cuyahoga and State of Ohio:

SECTION 1. That the Council and Mayor of the City of Brook Park hereby recognizes and congratulates Southwest General Health Center on its 100h year celebration.

SECTION 2. That the Clerk of this Council be and is hereby authorized and directed to certify this resolution to William Young, President and CEO of Southwest General Health Center and the Systems Board Chairman, Dr. Vasu Pandrangi.

SECTION 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council, and of any of its committees, that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements.

SECTION 4. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare, and for the further reason recognizing Southwest General Health on their 100th year celebration; therefore, this Resolution shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____
MAYOR

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS


DIRECTOR OF LAW

DATE

PIC 9-16-20 legislative
CA PR102 10-10-20
1st R _____
2nd R _____
3rd R _____
E/C _____

CITY OF BROOK PARK, OHIO

RESOLUTION NO. _____

INTRODUCED BY: COUNCILMAN SALVATORE

A RESOLUTION
DESIGNATING THE MONTH OF OCTOBER, 2020
AS BREAST CANCER AWARENESS IN THE CITY OF BROOK PARK, OHIO,
AND DECLARING AN EMERGENCY

WHEREAS, breast cancer is the most common cancer in women in the United States and second leading cause of death in women; and

WHEREAS, the City of Brook Park hereby designates the month of October, 2020 as Breast Cancer Awareness Month in the City of Brook Park; and

WHEREAS, the City along with Southwest General Health Center is reminding and urging women to schedule a mammogram screening; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Brook Park, State of Ohio that:

SECTION 1: That this Council does hereby designate the month of October, 2020 as Breast Cancer Awareness Month in Brook Park and will show our support in lighting up our pavilion with pink lights and wearing pink on Fridays.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City and to show support for breast cancer awareness, provided that this Resolution receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force

immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS


DIRECTOR OF LAW



*** Please note: This memo and corresponding documents, has been sent via email to the following recipients: mblazak@cityofbrookpark.com | vcardamon@cityofbrookpark.com

MEMO

To:	Michelle Blazak, Clerk of Council
Cc:	Vicky Cardamon, Law Dept. File
From:	Katie Colson, BZA/PC Secretary
Date:	09/14/20
Re:	Planning Commission Approval

The following request was approved (*with the conditions outlined*) at the Monday – September 14, 2020 Planning Commission meeting, and should be forwarded to City Council for final action:

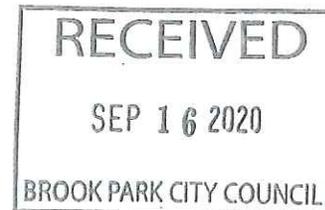
Request for a Conditional Use Permit at 16701 Brookpark Road “ALL Engineering Corporation” located in the U7-B District to operate a third party automotive/light truck maintenance facility

CONDITION(S) FOR APPROVAL

1. Sub-leasing prohibited
2. Black ornamental fencing to be installed along frontage
3. Long term and/or dis-repaired vehicles must be stored to the rear of the property
4. At minimum, 1 parking space per vehicle on the lot and every employee is required

CONTACT(S):

Douglas Dimond, General Counsel
4700 Acorn Drive | Independence | Ohio | 44131
Phone: 216-986-5203 Email: doug.dimond@allcrane.com



Property History and Project Summary of 16701 Brookpark Road (Parcel #343-05-039)

This Property is a special use property designed and used as a gasoline service station. The Property was owned and operated by Airport Amoco, Inc. from 1984 until approximately 1996 when the Owner purchased the property. Following the acquisition of the Property, the Owner removed the gasoline tanks and pumps, but held the Property open for rent or lease to third parties to use to provide various motor vehicle maintenance, repairs and/or other related services. The special design of the building on the Property makes it difficult to adapt its use to any purpose other than as a motor vehicle maintenance and service facility.

As a result of the enactment of Section 1121.40 of the City of Brook Park Zoning Code ("Zoning Code") in January 27, 1998, the Property became a part of, and is located within Zone B-Light Industry/Commercial of the U-7 Brookpark Road Corridor Special District.

The Owner desires to rent/lease the Property from time to time for use by third parties to provide various automobile/light truck maintenance, repairs and other related services, including Automotive Services of the type described in Section 1121.40(e)(2)(H) of the Zoning Code (collectively, "Automotive Services"). Because the Section 1121.40 of the Zoning Code currently permits only properties located in Zone C of District U-7 to provide Automotive Services, the Owner seeks a variance that will allow the Property to be used to provide Automotive Services within District U-7, Zone B.

In addition, the Owner seeks variances from the Zoning Code that take into account the existing land area, structures, configuration, parking and location of improvements on the Property in order to meet the requirements of Section 1121.40(f) of the Zoning Code, as follows:

- a. A variance from the one-half acre minimum lot area requirement under Section 1121.40(f)(1)(B) as the Property is comprised of 0.494 acres;
- b. A variance of the ten foot front yard setback requirement for parking areas under Section 1121.40(f)(3)(a) as the front parking lot is less than ten feet from the southern right-of-way line of Brookpark Road, but is more than ten feet from the paved road surface;
- c. A variance from the landscaping requirements under Section 1121.40(f)(5) to limit the landscaping for the Property to that approximate four foot wide area located at the front of the Property and bordered on the north by the City sidewalk, on the south by the front parking area, and on the east and west sides by the paved vehicle entrance/exit; and,
- d. A variance from the parking space requirements under Section 1125.05 to set the number of parking spaces at six, plus one reserved space for handicapped persons.

In the alternative to the Owner's request above for variances from the Zoning Code, the Owner seeks a "special permit" from the Board of Zoning and Building Appeals that would allow for the continuing "nonconforming use" of the Property as a motor vehicle maintenance, repair and related services facility, including the existing land area, structures, configuration, parking spaces and improvements in their present locations as provided in Section 1121.15(a) of the Zoning Code.

Aerial View of
16701 Brookpark Road
Brook Park, Ohio 44142
Auditor's Parcel # 343-05-039

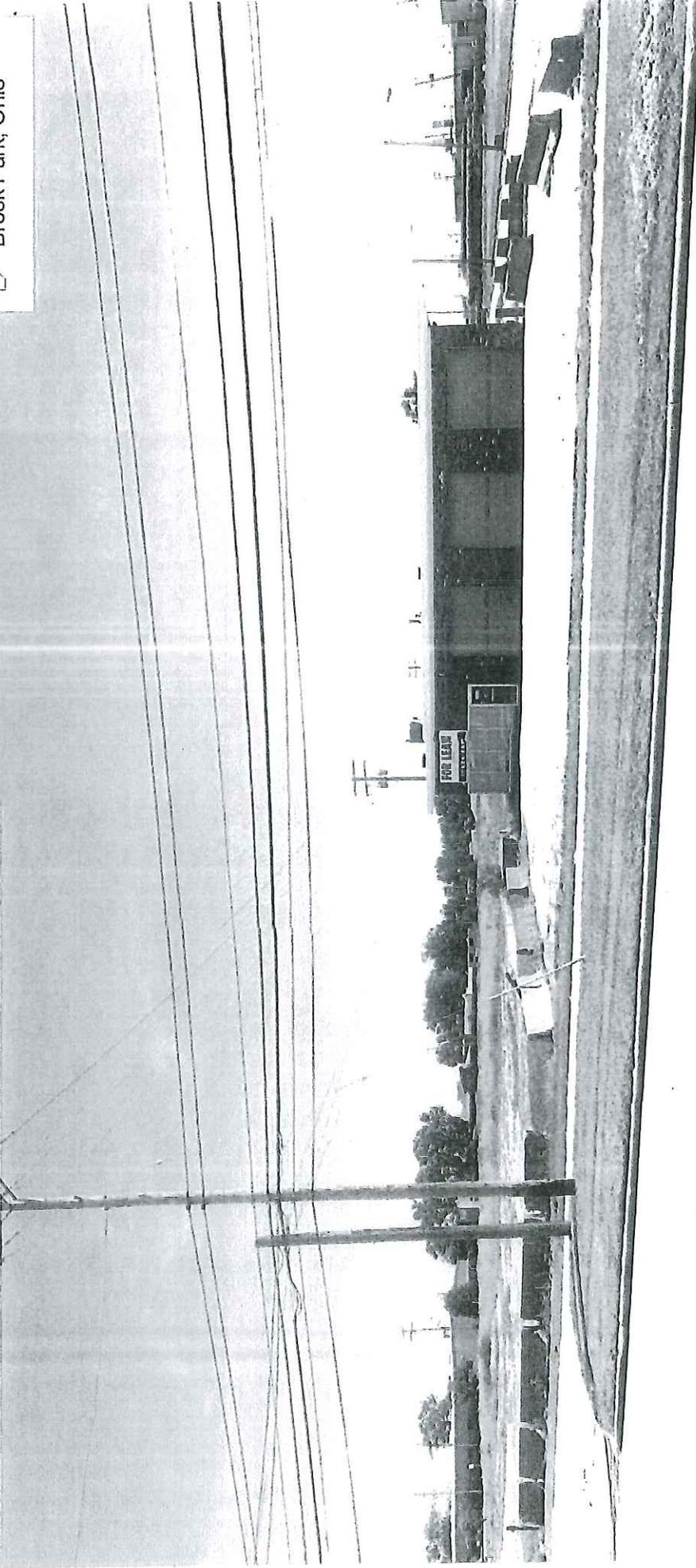


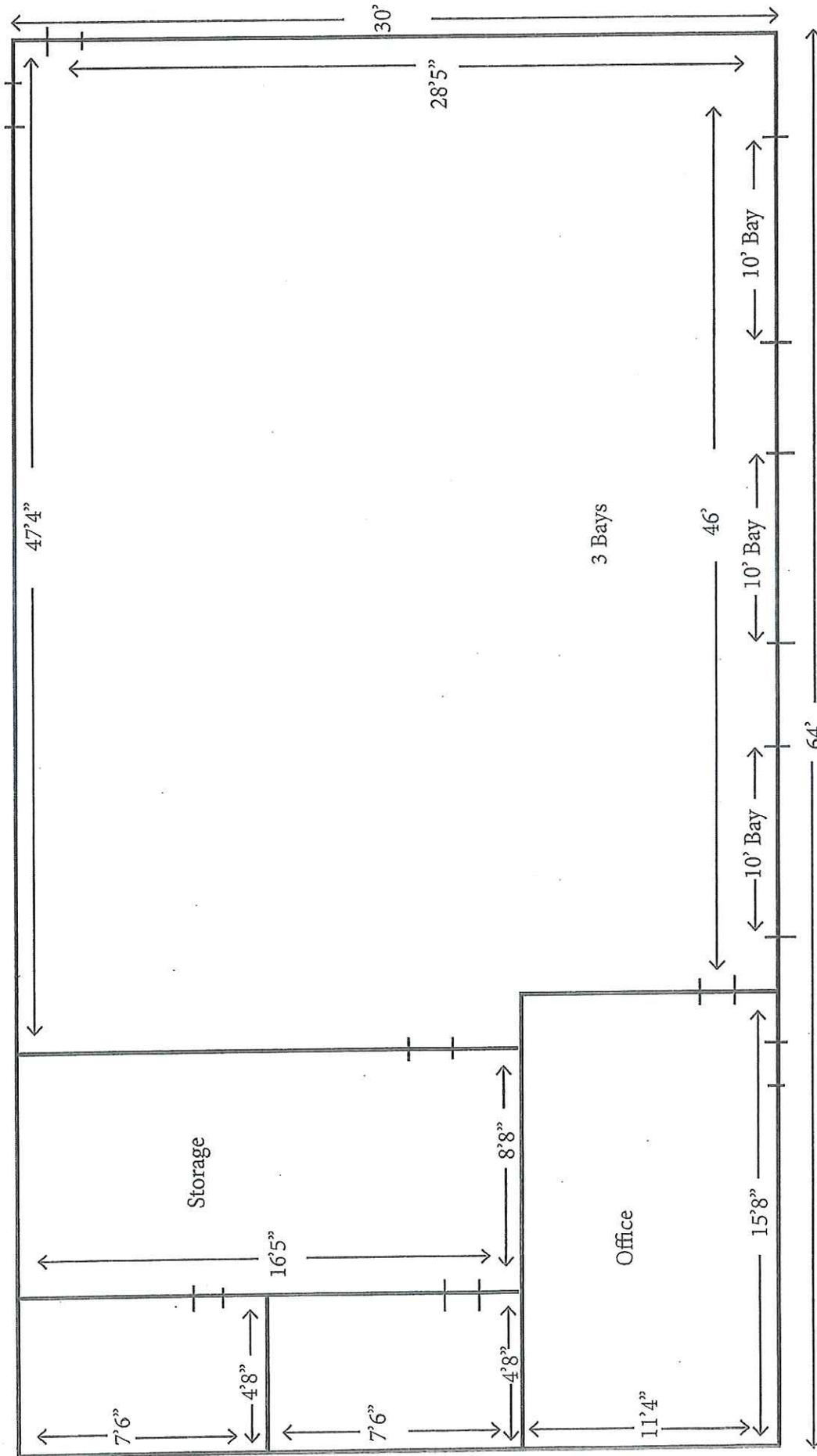
16701 Brookpark Road, Brook Park, Ohio

Google Maps - Front View looking South

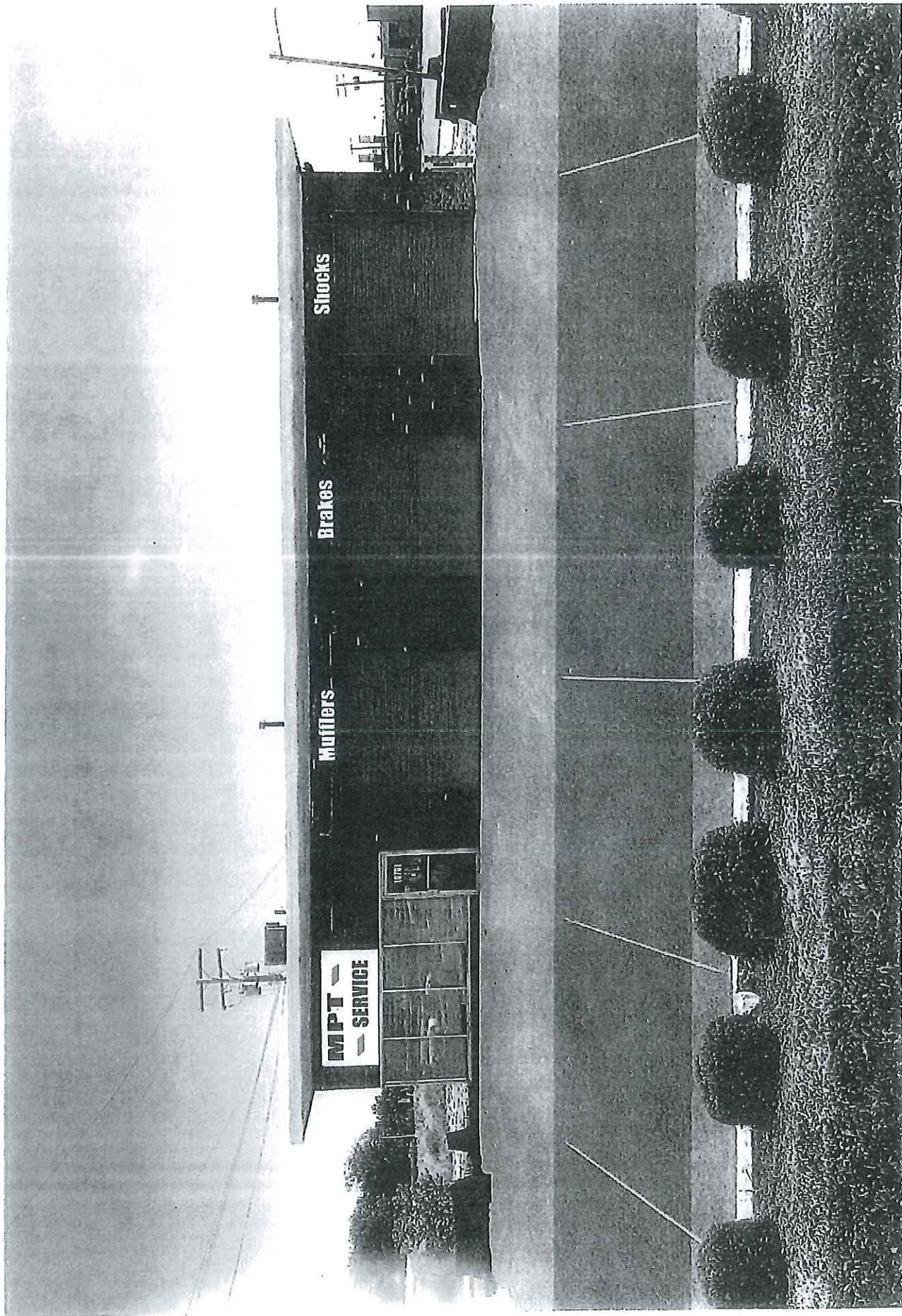
Legend

-  16501 Brookpark Rd
-  Brook Park, Ohio





16701 Brookpark Road
 Brook Park, Ohio
 44142



Rendering of 16701 Brookpark Road, Brook Park, Ohio - Brookpark Road Looking South



Landscape Rendering of 16701 Brookpark Road, Brook Park, Ohio – Brookpark Road Looking East