

**ITEMS TO BE CONSIDERED  
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING  
TO BE HELD ON TUESDAY, MAY 4, 2021  
7:00 P.M.**

**I. ROLL CALL OF MEMBERS:**

**II. PLEDGE OF ALLEGIANCE:**

**III. DISCUSSION:**

1. REQUEST APPROVAL FOR A CONDITIONAL USE PERMIT TO OPERATE A RENT-A-CAR FACILITY FOR 'ENTERPRISE' LOCATED AT 13200 BROOKPARK ROAD IN A U7-D DISTRICT (Councilman Orcutt) - PER COUNCIL PRESIDENT VECCHIO. **Note:** If request is approved by City Council a **motion** would be needed to have the proper legislation (Resolution) drafted.

**IV. ADJOURNMENT:**

**Posted: 04/30/21**



April 7, 2021

Anthony Cerny  
620 East Smith Road, Suite E2  
Medina, Ohio 44256

This correspondence has been sent via standard USPS service. Due to recent delays in courier handling, a copy has been sent via email to the following:

Architectural\_design\_studios@hotmail.com

Please be advised,

The following was approved at the City of Brook Park Planning Commission meeting held Monday – April 5, 2021; item “B” must also go before City Council for final action. Your contact information and request has been forwarded to Clerk of Council, Michelle Blazak; she will be in contact with you regarding Council meeting dates and details.

Request the following approvals at 13200 Brookpark Road “Enterprise” located in the U7-D District.

- A. Request aesthetic / project approval for site and building modifications
- B. Request approval for a Conditional Use Permit to operate a Rent-A-Car Facility \*

*\* If approved, request will be forwarded to City Council for final action*

Sincerely yours,

Katie Colson, Secretary  
Board of Zoning Appeals / Planning Commission



## MEMO

TO: Ted Hurst, Building Commissioner

FROM: Edward R. Piatak, P.E., Consulting City Engineer

DATE: April 5, 2021

SUBJECT: 13200 Brookpark Road – Enterprise Rent-A-Car (Addition and Renovation)

CC:

Mr. Hurst:

I have reviewed the Planning Commission Application for a proposed Enterprise Rent-A-Car Addition and Renovation at 13200 Brookpark Road (dated March 16, 2021) and offer the following comments:

1. Current Zoning: U-7D Special District
2. Confirm parking spaces are 9 ft. x 180 sf. (minimum) - Chapt. 1125.02.
3. Recommended aisle width for 90° parking = 24 ft.
4. Recommended aisle width for 60° parking = 19 ft.
5. Verify the number of ADA parking spaces complies with Code Chapt. 1125.14.
6. Appears that the proposed Wash Tunnel and Detail Addition is in conformance with side yard setback requirements (10' min Chap 1121.40(f)(3)B).
7. Final plans shall include statement and/or calculations regarding storm water management.
8. Verify proposed dumpster location is in accordance with property line setback requirements.
9. Entrance Drive from Brookpark Road and "Rental Return Parking" appear to encroach onto adjacent parcel (PPN 344-34-006). Verify agreements are in-place to allow these "off-parcel" uses.

Please call me if you have any questions or require additional information.

EUTHENICS, INC.

Edward R. Piatak, P.E.  
Consulting City Engineer

(PC 4.5.21)  
NB #2

Encls.

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### OFFICERS

A. R. PIATAK, PE, PRESIDENT • E. R. PIATAK, PE, VICE PRESIDENT, TREASURER • D. T. BENDER, PE, SECRETARY

### ASSOCIATES

R. A. BENDER • R. S. WASOSKY, PE, PS • J. L. NEVILLE, PE • M. E. KIMBERLIN, PE, PS • M. M. PILAT, PE • M. R. COSGRIFF, PE • L. A. BAKER, PE • A. J. MALINAK, PE • S. A. HORAN, PS • A. N. CHUCRAY, PE • B. P. SOPKO, PE





March 26, 2021

Anthony Cerny  
620 East Smith Road, Suite E2  
Medina, Ohio 44256

This correspondence has been sent via standard USPS service. Due to recent delays in courier handling, a copy has been sent via email to the following:

Architectural\_design\_studios@hotmail.com

Please be advised,

The following, appears on the City of Brook Park Planning Commission Agenda: **Request the following approvals at 13200 Brookpark Road "Enterprise" located in the U7-D District.**

- A. Request aesthetic / project approval for site and building modifications
- B. Request approval for a Conditional Use Permit to operate a Rent-A-Car Facility \*

*\* If approved, request will be forwarded to City Council for final action*

The Planning Commission meeting is scheduled for Monday – April 5, 2021 immediately at the conclusion of the 7:00<sup>P.M.</sup> Board of Zoning Appeals meeting held in the Brook Park City Council Chambers at 17400 Holland Road (*located inside the John A. Polonye Community Center*). It will be necessary for you to attend this meeting to answer any questions the Board may have relating to your request.

The health and wellbeing of our residents, staff and visitors is our top priority; we appreciate your understanding as we take preventative measures to help minimize the spread of Covid-19. Anyone in attendance must adhere to the following guidelines, which are subject to change without notice:

- Face coverings are required and must be properly worn at all times
- A 6' social distance must be maintained between persons at all times
- All seating will be pre-set and is not to be moved under any circumstance
- Unable to attend the live meeting? Any questions/comments for the record, that are directly related to an Agenda item, must submitted in writing and be received by the Secretary no later than 4:00<sup>P.M.</sup> on the meeting date either via email, to: [kcolson@cityofbrookpark.com](mailto:kcolson@cityofbrookpark.com) or dropped off in the Building Department mailbox at 5590 Smith Road.

Sincerely yours,

Katie Colson, Secretary  
Board of Zoning Appeals / Planning Commission



CITY OF BROOK PARK - BUILDING DEPARTMENT  
5590 Smith Road | Brook Park | Ohio | 44142  
P: 216.433.7412 | E: buildingdept@cityofbrookpark.com

www.cityofbrookpark.com/building-department

## 2021 PLANNING COMMISSION APPLICATION

☐ RESIDENTIAL APPLICANT ( \$50 Filing Fee )

☒ COMMERCIAL APPLICANT ( \$75 Filing Fee )

PROJECT ADDRESS 13220 Brookpark Road PARCEL # 344-34-005

BUSINESS NAME (If Applicable) Enterprise Rent-A-Car

PROPERTY OWNER NAME(S) Joseph and Marie Cerni/Clerac LLC ☐ Will Attend Meeting

Phone # 440.885.6900 Email jon.d.zuccola@ehi.com

Street Address 8249 Mohawk Drive City Strongsville Zip 44136

AGENT/CONTACT PERSON NAME(S) Anthony J. Cerny ☐ Will Attend Meeting

Phone # 330.723.6975 Email architectural design studios@hotmail.com

Street Address 620 E. Smith Road, Suite E2 City Medina Zip 44256

### REQUESTING

☒ Aesthetic/Project Approval (Include: Current & Proposed Floor Plan, Elevation, Landscape & Signage details, Detailed Business Plan)

☒ Conditional Use Permit (Include: Current & Proposed Floor Plan, Elevation, Landscape & Signage details, Detailed Business Plan)

☐ Re-Zone (Include: Legal Description) ☐ Lot Split ☐ Lot Consolidation (Include: Lot split/consolidation Plat, Legal Description, Mylar)

☐ Telecommunication Tower (Include: Elevation/Construction drawings, Structural calculations) ☐ Billboard (Include: Elevation/Construction drawings)

☐ Front Porch (Include: Elevation, Size & Material details) ☒ Other Addition and Change of Use

### REQUEST SUMMARY Refer to Letter (attached)

Anthony J. Cerny

Architecture

Preservation

Graphics

Planning

Interior Design

620 East Smith Road, Medina, Ohio 44256  
330.723.6975(phone) 330.723.7129(fax)

Architectural\_Design\_Studios@hotmail.com  
www.Architectural-Design-Studios.com



CITY OF BROOK PARK  
BUILDING DEPARTMENT  
5590 SMITH ROAD.  
BROOK PARK, OHIO 44142  
PHONE (216) 433-7412  
FAX (216) 433-4117

03/23/21 1:15PM \*\*  
000000 #6758 CLERK 1

MISC. \$75.00

CHECK \$75.00

☐ Continued on Back

APPLICANT SIGNATURE

☐ Owner ☒ Agent

Date March 16, 2021





Architecture  
Preservation  
Graphics  
Planning  
Interior Design

620 East Smith Rd  
Medina, Ohio  
44256

330.723.6975  
(phone)

330.723.7129  
(fax)

March 3, 2021

City of Brook Park  
Building Department, Planning Commission  
5590 Smith Road  
Brook Park, Ohio 44142

Re: Change of Use and Addition for:  
Enterprise Rent-A-Car  
13220 Brookpark Road

Dear Board Members,

We are requesting approval for a change of use and addition for the above referenced project. Enterprise is proposing to convert their existing Enterprise Car Sales facility to an Enterprise Rent-a-Car facility. As part of this change, the existing wash bay at the back of the facility is to be demolished. It will be replaced by an addition housing a car wash system and two bays for interior cleaning of rental cars.

Preliminary review with the Building Commissioner (John Hurst) indicated the proposed rental car operations are a permitted use. He also noted existing variances obtained for the car sales facility remain effective since there is no proposed change to the site associated with these variances. The variances date back to 2013 when Enterprise converted, what was then an Arby's, into a car sales facility. The area of the addition is currently all hard surface. The existing storm water system for the site remains and is not affected by the proposed addition. Lot area coverage is limited to 50% per 1121.40 (f) (2) of The Brook Park Codified Ordinances. Lot area coverage including the proposed addition is compliant at 21.6% coverage.

Site work involves new paving and walks associated with the addition. A dumpster enclosure is being added with the addition. Existing pole lighting to remain provides ample illumination for the revised site. Vehicle circulation is revised, repurposing the two existing drives off of Brookpark Road. The east drive becomes entrance only and the west drive becomes exit only to organize site circulation in a counterclockwise rotation. This coordinates with customers returning rental cars and picking up rental ready cars after cleaning. Existing car sales display is converted to customer parking at the front of the site.

We respectfully request approval for the proposed change of use and addition. Enterprise is excited about proceeding with the conversion to a rent-a-car once they have secured needed approvals. We appreciate your time and consideration in this matter.

Respectfully Submitted,

Anthony J. Cerny  
Architectural Design Studios, Inc