

**ITEMS TO BE CONSIDERED
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING
TO BE HELD ON TUESDAY, FEBRUARY 15, 2022
7:00 P.M.**

I. ROLL CALL OF MEMBERS:

II. PLEDGE OF ALLEGIANCE:

III. DISCUSSION:

1. Request approval Conditional Use Permit to operate an automotive repair facility at 5710 West 130th Street located in the U4-A3 Zone. Received from Planning Commission on February 8, 2022. If approved by Council legislation (Resolution) is required. (Councilman Troyer)- Per Council President Vecchio.
2. 2022 BUDGET OVERVIEW. Introduced by Mayor Orcutt- Per Council President Vecchio

V. ADJOURNMENT:

Posted: 2/11/22



CITY OF BROOK PARK

BUILDING DEPARTMENT | 5590 Smith Road | Brook Park | Ohio | 44142

EMAIL buildingdept@cityofbrookpark.com
OFFICE 216.433.7412

MEMO

To	Carol Johnson, Clerk of Council	From	Katie DeSan, Planning & Zoning Secretary
Cc	Carol Horvath, Law Director Mayor Orcutt	Date	02/08/22
Re	Planning Commission Recommendation		

The following was approved at the Monday – February 7, 2022 Planning Commission meeting: **Agent, Wade Klun – Requests approval for a Conditional Use Permit to operate an automotive repair facility at 5710 West 130th Street located in the U4-A3 Zone** and should be forwarded to City Council for final action with the outlined conditions:

1. All parking in rear of building (4 long term spaces in SW corner, 8 short term spaces and 1 handicap space in rear)
2. Rear asphalt area to be extended and maintained from apron, to apron
3. Privacy landscaping to be provided on NW and SE corners
4. Rear privacy fence to be installed to “shield” parking area

APPLICANT INFORMATION:

Wade Klun
3838 Fernwood Drive
Brunswick, Ohio 44212
216-543-3982
Email: turbozx11@msn.com

If I can be of any further assistance, please do not hesitate to contact me.

Thank you,

Katie DeSan, Planning & Zoning Secretary
CITY OF BROOK PARK BUILDING DEPARTMENT
Office 216.433.7412 | Extension 4245
Email: kdesan@cityofbrookpark.com

NO OBJECTIONS
ERP 2/1/22



CITY OF BROOK PARK

BUILDING DEPARTMENT | 5590 Smith Road | Brook Park | Ohio | 44142

www.cityofbrookpark.com/building-department
Office 216.433.7412

2022 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	5710 W 130 th	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	ZONE
PARCEL #	344-116-002	BUSINESS NAME (If Applicable)	

PROPERTY OWNER NAME(S)	Dma Bw LLC			<input type="checkbox"/> Will Attend Meeting
Phone		Email		
Street Address	5710 W. 130 th	City	Brook Park	Zip 44142
AGENT/CONTACT PERSON NAME(S)	Wade Klun			<input checked="" type="checkbox"/> Will Attend Meeting
Phone/F	216-543-3982	Email	Turbozx11@msn.com	
Street Address	3838-Fernwood	City	Brunswick	Zip 44212

APPROX (S) REQUESTED	<input type="checkbox"/> Aesthetic / Project ²	<input checked="" type="checkbox"/> Conditional Use Permit ²
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard ¹
	<input checked="" type="checkbox"/> Re-Zone ³	<input type="checkbox"/> Lot Split ^{3,4}
	<input type="checkbox"/> Other:	<input type="checkbox"/> Lot Consolidation ^{3,4}

¹ Provide Construction Drawings and/or Structural calculations
² Provide Detailed Business Plan
³ Provide Legal Description
⁴ Provide Lot Split / Consolidation Plat and Mylar

SUMMARY REQUEST	As new owner of 5710 W 130 th we are established Professional service center which include complete automotive repair (excluding body work). We have over a dozen fleet accounts along with Coach builders and manufacturers. This is our Primary focus. our plan is to install all new equipment inside forer
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APPLICANT SIGNATURE	Wade Klun	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	1-21-2022
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CITY OF BROOK PARK

BUILDING DEPARTMENT | 5590 Smith Road | Brook Park | Ohio | 44142

EMAIL buildingdept@cityofbrookpark.com
OFFICE 216.433.7412

January 28, 2022

Wade Klun
3838 Fernwood
Brunswick, Ohio 44212

Please be advised,

The following appears on the City of Brook Park Planning Commission Agenda: **Agent, Wade Klun – Requests approval for a Conditional Use Permit to operate an automotive repair facility at 5710 West 130th Street located in the U4-A3 Zone.** | If approved, this request will be forwarded to City Council for final action |

The Planning Commission meeting will be held on Monday – February 7, 2022 at 7:00^{PM} in Brook Park City Council Chambers (located inside the John A. Polonye Community Center at 17400 Holland Road). It will be necessary for you to attend this meeting to answer any questions the Commission may have relating to your request.

The health and wellbeing of our residents, staff and visitors is a priority; we appreciate your understanding and ask that you follow current CDC guidelines (which are subject to change) to help minimize the spread of Covid-19. *Everyone ages 2 years and older should properly wear a well-fitting mask indoors in public in areas of substantial or high community transmission, regardless of vaccination status. Indoors in public: If you are not up to date on COVID-19 vaccines, stay at least 6 feet away from other people, especially if you are at higher risk of getting very sick with COVID-19.*

If you require any further assistance, please do not hesitate to contact me.

Sincerely yours,

Katie DeSan
Planning & Zoning Secretary

✓
Cc: turbozx11@msn.com | file

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

OF BROOK PARK
DEPARTMENT | 5590 Smith Road | Brook Park | Ohio | 44142

www.cityofbrookpark.com/building-department
Office 216.433.7412

01/21/22 1:00PM **
000000 #8881 CLERK 1

MISC. \$75.00

CHECK \$75.00

PLANNING COMMISSION APPLICATION

5710 W 130 th	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	ZONE
PARCEL # 344-116-002	BUSINESS NAME (If Applicable)	

PROPERTY OWNER NAME(S)	Dmd GW LLC			<input type="checkbox"/> Will Attend Meeting
Phone #		Email		
Street Address	5710 W. 130 th	City	Brook Park	Zip 44142
AGENT/CONTACT PERSON NAME(S)	Wade Klun			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	216-543-3982	Email	Turbozx11@msn.com	
Street Address	3838-Fernwood	City	Brunswick	Zip 44212

APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project ²	<input checked="" type="checkbox"/> Conditional Use Permit ²	
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard ¹	<input type="checkbox"/> Telecommunication Tower ¹
	<input checked="" type="checkbox"/> Re-Zone ³	<input type="checkbox"/> Lot Split ^{3,4}	<input type="checkbox"/> Lot Consolidation ^{3,4}
	<input type="checkbox"/> Other:		
SUMMARY OF REQUEST	<p>¹ Provide Construction Drawings and/or Structural calculations ² Provide Detailed Business Plan ³ Provide Legal Description ⁴ Provide Lot Split / Consolidation Plat and Mylar</p>		
	<p>As new owner of 5710 W 130th we are established Professional service center which include complete automotive repair (excluding body work). We have over a dozen fleet accounts along with coach builders and manufacturers. This is our primary focus. Our plan is to install all new equipment inside forer</p>		

APPLICANT SIGNATURE	Wade Klun	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	1-26-2022
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With all necessary updates, we will also install a new parking lot and bring current building facade up-to-date. There will be green space in rear and also bringing curb appeal to the whole property.

Our ultimate plan is to bring our already successful business to the city of Brook Park and its citizens for the long-term.

- 1. Handicap parking
- 2-4 employee
- 5-12 short term
- 13-16 long term

3 Bay Service Station

5710 W 130th

Property line

Property line

Apron

Hummel Rd.

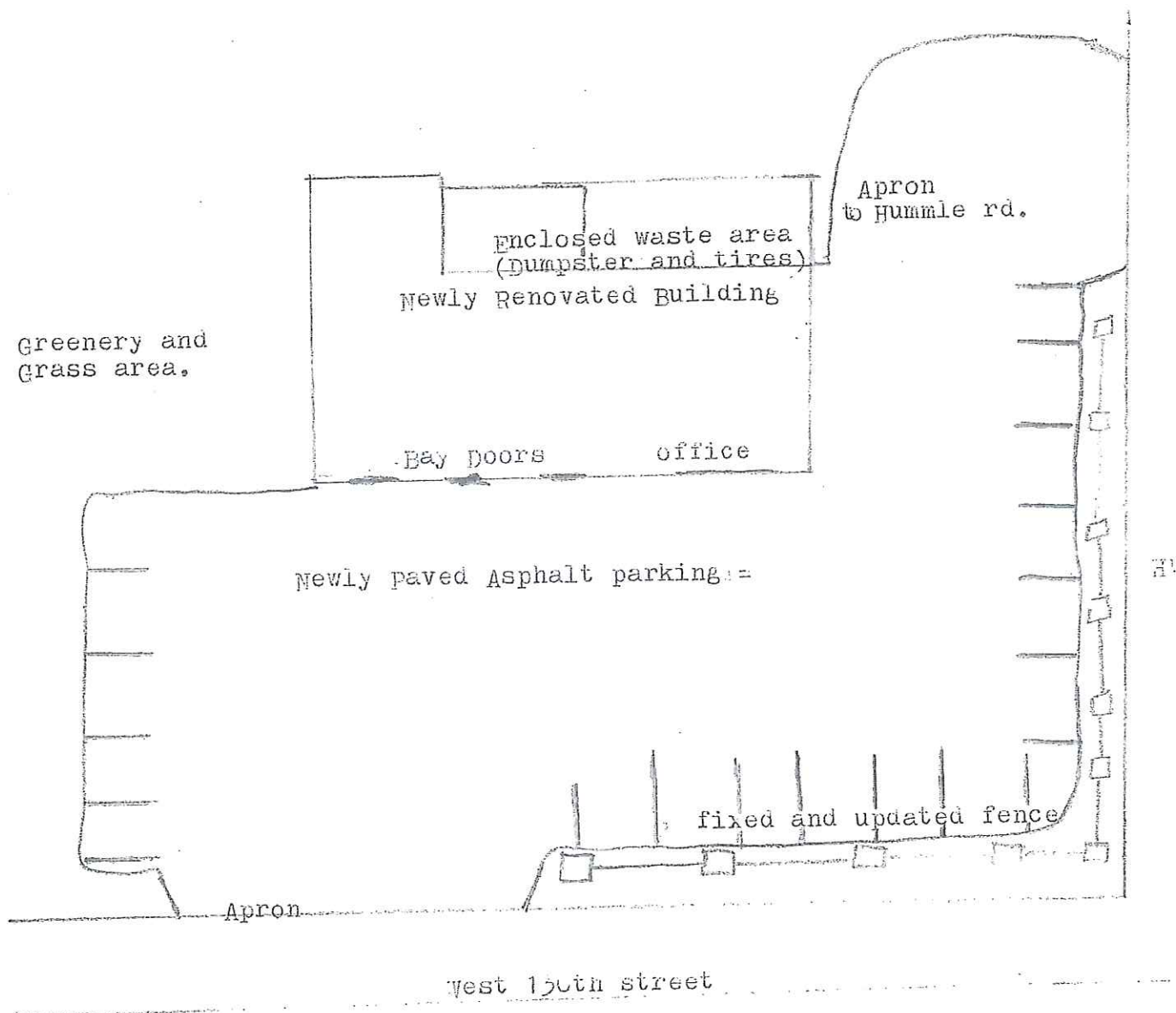
2
3
4

Bay Lane Office

5710 W 130th

5 6 7 8 9 10 11 12

Apron



property amounting to 1 acre.

Improvements to the property

- Old fascia will be removed and building will be stripped and painted.
- parking lot will be paved with asphalt.
- Fence that is damaged will be repaired and painted to match building.
- Landscaping behind that fence and in front will be cleaned and new planted.
- New lighting and signage will be installed.
- Behind building will have new dumpster and tire rack behind enclosed area so is out of the public eye.

5710 W. 130th

A detailed illustration of a two-story brick building facade. The building features a series of large, multi-paned windows on the upper floor. Below the windows, there are three decorative columns or pilasters. On the right side of the building, there is a sign that reads "BUSINESS NAME". The building is rendered in a classic architectural style with visible brickwork and a flat roof.

BUSINESS NAME

5710 W. 130th.

Brook Park, OH

References and Business Information

- Prabik Tool and Die , James Prabik sr. - 2019 chamber of
commerce president
contact information- (216) 267-1616

- American Coach and Limousine
Bob Mazzaella - Business Owner
Contact Information - (216)-228-2290

- Our Lady of the wayside
Tony Atherton - director of transportation and environmental
services .
contact information - (440)954-5007



FOR SALE

5710 W. 130th Street.
Brook Park, OH 44142



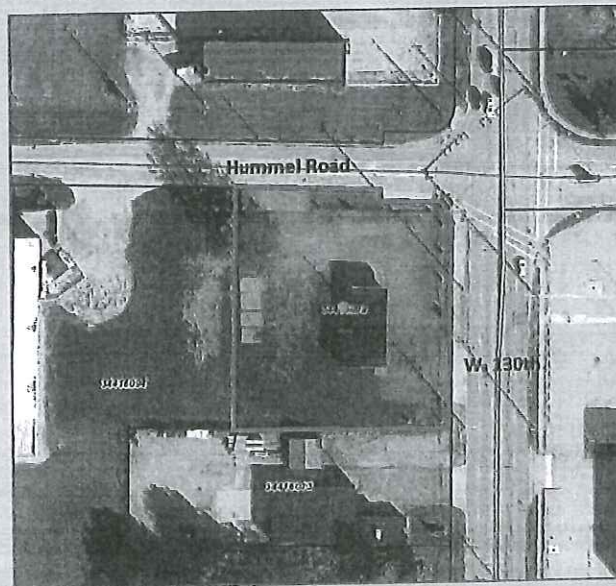
PROPERTY OVERVIEW

- 3 Bay Service Station
- 0.84 Acre Lot/34,416 SF
- Garage: 2,058 SF
- On the corner of Hummel Rd. and W. 130th St.
- Updated bathroom and office area
- Possible owner financing for qualifying buyer

FINANCIAL DETAILS

OFFERED AT: \$295,000

ANNUAL TAXES: \$8,026



FOR MORE INFO, PLEASE CONTACT:
Gary C. Pescatrice
Owner/Broker
Gary@TrinityCREgroup.com
(216) 402-8000

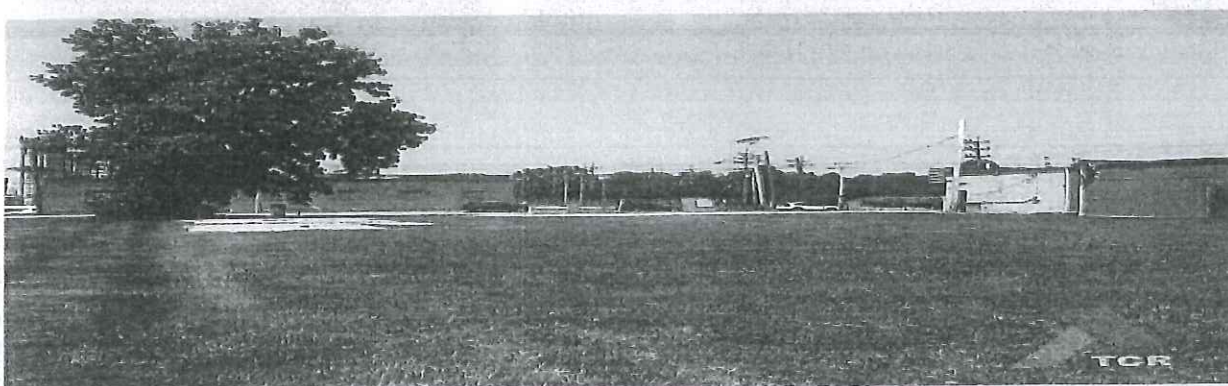
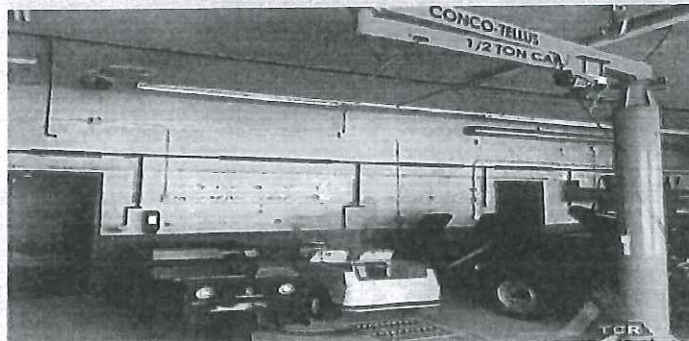
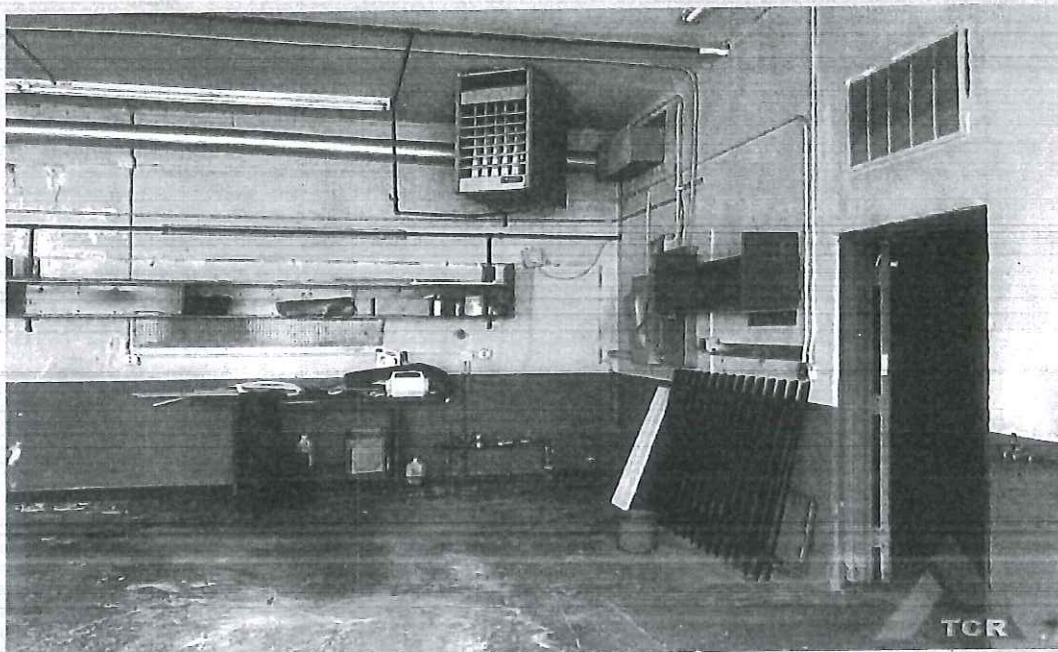
Trinity Commercial Realty
30200 Detroit Rd., Suite E
Westlake, Ohio 44145
www.TrinityCREgroup.com



PROPERTY AVAILABLE
FOR REDEVELOPMENT

5710 W. 130th Street
Brook Park,, OH 44142

PHOTOS



FOR MORE INFO, PLEASE CONTACT:
Gary C. Pescatrice
Owner/Broker
Gary@TrinityCREgroup.com
(216) 402-8000

Trinity Commercial Realty
30200 Detroit Rd., Suite E
Westlake, Ohio 44145
www.TrinityCREgroup.com

**SYNOPSIS OF ORDINANCES AND RESOLUTIONS
FOR THE COUNCIL MEETING OF FEBRUARY 15, 2022**

FIRST READING:

Ord. No.11237-2022 AN ORDINANCE AMENDING SECTION 537.05 OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED "AGGRAVATED MENACING", AND DECLARING AN EMERGENCY

SYNOPSIS: An ordinance amending section 537.05 to include increased protections for utility workers in the aggravated menacing ordinance.

Ord. No.11238-2022 AN ORDINANCE AMENDING CERTAIN SECTIONS OF THE ADMINSTRATIVE CODE TO PROVIDE ADJUSTMENTS IN COMPENSATION FOR EMPLOYEES OF THE CITY, OTHER THAN ELECTED OFFICIALS OR THOSE COVERED UNDER NEGOTIATED LABOR CONTRACTS AND DECLARING AN EMERGENCY.

SYNOPSIS: An ordinance adjusting the salary ranges of certain non-union and non-elected employees.

Ord. No.11239-2022 AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL (NOPEC) 2022 ENERGIZED COMMUNITY GRANT(S) FUND, AND DECLARING AN EMERGENCY.

SYNOPSIS: An ordinance authorizing the City to accept the 2022 NEC grant(s) of \$41,897.00.

Res. No. 3-2022 A RESOLUTION APPROVING THE STORM WATER MANAGEMENT AND ACCESS EASEMENT AGREEMENT BETWEEN PAWUK REALTY LIMITED AND THE CITY OF BROOK PARK, AND DECLARING AN EMERGENCY.

SYNOPSIS: A resolution to allow a perpetual access storm water access easement at 15300 Brookpark Road.

**PREPARED BY THE BROOK PARK LEGAL DEPARTMENT
February 9, 2022**