

**ITEMS TO BE CONSIDERED  
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING  
TO BE HELD ON TUESDAY, April 5, 2022  
7:00 P.M.**

**I. ROLL CALL OF MEMBERS:**

**II. PLEDGE OF ALLEGIANCE:**

**III. DISCUSSION:**

1. AN ORDINANCE AUTHORIZING THE CONSULTING ENGINEER TO PREPARE PLANS AND BID DOCUMENTS AND THE MAYOR TO ADVERTISE FOR BIDS, AND ENTER INTO A CONTRAC(S) FOR THE 2022 ROADS PROGRAM, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt - PER COUNCIL PRESIDENT VECCHIO.
2. A RESOLUTION AUTHORIZING THE MAYOR TO PARTICIPATE IN THE ODOT CONTRACT FOR ROAD SALT, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt - PER COUNCIL PRESIDENT VECCHIO.
3. ELECTORAL REDISTRICTING PER BROOK PARK CHARTER (Councilmen Scott and Salvatore) - PER COUNCIL PRESIDENT VECCHIO.

**IV. FINANCE COMMITTEE - CHAIRMAN, SCOTT:**

1. A RESOLUTION OPPOSING SUB. HOUSE BILL 519 AMENDING THE LAW REGARDING MUNICIPAL INCOME TAX PRE-EXEMPTION, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt - PER COUNCIL PRESIDENT VECCHIO.

**V. PLANNING COMMITTEE - CHAIRMAN, TROYER:**

1. A RESOLUTION GRANTING A 17-SPACE PARKING VARIANCE AT 15059 HUMMEL ROAD, "PARCEL B-CLUTCH AUTO," LOCATED IN THE U3-A5 ZONE, AND THE LOT SPLIT "PARCEL B-CLUTCH AUTO," FROM PPN 344-13-001 LOCATED IN THE U3-A5 ZONE, AND DECALRING AN EMERGENCY. Introduced by Councilman Troyer and Council as a Whole- PER COUNCIL PRESIDENT VECCHIO.
2. A RESOLUTION GRANTING A 8' HEIGHT VARIANCE TO CONSTRUCT A NEW CLASS-A SELF STORAGE FACILITY "THE SPACE SHOP" AND GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A NEW CLASS-A SELF STORAGE FACILITY LOCATED AT 14571 SNOW ROAD, BROOK PARK, OHIO, IN THE U3-A ZONE, AND DECALRING AN EMERGENCY. Introduced by Councilman Troyer and Council as a Whole - PER COUNCIL PRESIDENT VECCHIO.

CAUCUS PRIOR

APRIL 5, 2022

**VI. SERVICE COMMITTEE - CHAIRMAN, POINDEXTER:**

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY COST-SHARE AGREEMENT BY AND BETWEEN THE NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORS) AND THE CITY OF BROOK PARK, FOR THE STORMWATER MCM #6 IMPLEMENTATION, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt - PER COUNCIL PRESIDENT VECCHIO.

**VII. ADJOURNMENT:**

Posted: 4/1/22

Service

CITY OF BROOK PARK, OHIO

ORDINANCE NO. \_\_\_\_\_

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE  
AUTHORIZING THE CONSULTING ENGINEER TO PREPARE PLANS AND BID  
DOCUMENTS AND THE MAYOR TO ADVERTISE FOR BIDS, AND ENTER INTO  
A CONTRACT(S) FOR THE 2022 ROADS PROGRAM  
AND DECLARING AN EMERGENCY

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

SECTION 1: The 2022 Roads Program shall include the streets listed on  
Attachment "A" of this legislation.

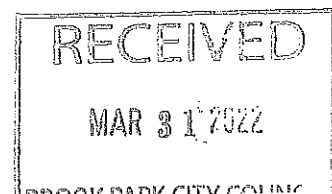
SECTION 2: The Consulting Engineer is hereby authorized to prepare plans  
and documents, and the Mayor is authorized to advertise for bids and enter into a  
contract(s) with the lowest and best bidder or bidders for the 2022 Roads Program.

SECTION 3: The Consulting Engineer is hereby authorized to provide  
Engineering, Bidding, Construction Administration and Observation Services in  
connection with the 2022 Roads Program and shall be paid for Services in accordance  
with said Attachment "A".

SECTION 4: The money needed to complete the aforesaid transaction shall be  
paid from Fund No. 240 and Fund No. 547, theretofore appropriated or to be  
appropriated for said purpose.

SECTION 5: It is found and determined that all formal actions of this Council  
concerning and relating to the adoption of this Ordinance 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 action were in meetings open to the public in  
compliance with all legal requirements, including Section 121.22 of the Ohio Revised  
Code.

SECTION 6: This Ordinance is hereby declared to be an emergency measure  
necessary for the immediate preservation of the public peace, health, safety of said City,  
and for the further reason that City Council deems it necessary to proceed with the 2022  
Roads Program as soon as possible, therefore, provided this Ordinance receives the  
affirmative vote of at least five (5) members elected to Council, it shall take effect and be  
in force immediately from and after 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

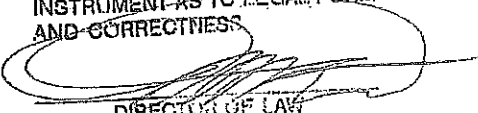
APPROVED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE

F:\Jobs\187\2022 Roads Program\2022 Roads Program Ord.docx

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

  
DIRECTOR OF LAW



City of Brook Park  
City Hall

Edward Orcutt, Mayor

March 31, 2022

Mayor Edward Orcutt  
City of Brook Park  
6161 Engle Road  
Brook Park, Ohio 44142

Re: 2022 Roads Program



Dear Mayor Orcutt:

On March 29, 2022 Brook Park City Council passed Ordinance No. 11244-2022 (2022 Appropriations Ordinance). The locations/projects listed below were identified for work in Exhibit A6 of said Ordinance.

**Street Reconstruction**

HIO DRIVE	Cul-de-Sac	to	Merece Dr	\$469,500.00
DELORES BLVD	Sylvia Dr	to	Paulding Blvd.	\$562,900.00
MIDDLEBROOK BLVD	Havendale Dr	to	Heatherwood Dr.	\$287,500.00
Sub-Total Reconstruction:				\$1,319,900.00

**Additional Project(s) to be Included:**

AMERICAN LEGION PARK PAVEMENT REPAIRS	\$45,000.00
2022 SIDEWALK PROJECT (SD)	\$50,000.00
Sub-Total Additional Projects:	\$95,000.00

Program Construction Sub-Total1: \$1,414,900.00

Engineering and Bidding Services:	\$98,730.00
Construction Administration and Observation:	\$69,300.00
Pavement Cores and Material Testing:	\$30,500.00
Legal Advertising:	\$4,050.00
EST. TOTAL FOR 2022 ROADS PROGRAM =	\$1,617,480.00

Please note that Engineering and Bidding Services are Lump Sum and Construction, Legal Advertising, Material Testing and Observation dollars are all estimated. The extent of sewer repairs and waterline replacements are unknown at this time. Please call if you have any questions or require additional information.

Very Truly Yours,

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

(SD) - Project to be administered by Service Department

Attachment "A"

Service

CITY OF BROOK PARK, OHIO

RESOLUTION NO. \_\_\_\_\_

INTRODUCED BY: MAYOR ORCUTT

A RESOLUTION  
AUTHORIZING THE MAYOR  
TO PARTICIPATE IN THE ODOT  
CONTRACT FOR ROAD SALT,  
AND DECLARING AN EMERGENCY.

WHEREAS, the City of Brook Park (hereinafter referred to as the "Political Subdivision") hereby submits this written agreement to participate in the Ohio Department of Transportation's (ODOT) annual road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT's signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision's participation in the road salt contract; and
- d. The Political Subdivision hereby requests through this participation agreement a total of 3,000 tons of Sodium

RECEIVED

MAR 31 2022

BROOK PARK CITY COUNCIL

Chloride (Road Salt) of which the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and

e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its above-requested salt quantities from its awarded salt supplier during the contract's effective period; and

f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and

g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request no later than Friday, April 29 by 12:00 p.m. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: Contracts.Purchasing@dot.ohio.gov by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

NOW, THEREFORE, be it ordained by the following authorized person(s) that this participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt contract:

SECTION 1: The Mayor is hereby authorized to participate in the ODOT Road Salt Contract.

SECTION 2: That the funds for the purpose of the aforesaid expenditure have been appropriated or to be appropriated and shall be paid from the General Fund/Snow Removal Fund No. 432.

SECTION 3: 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 4: 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 authorize the Mayor to participate in the ODOT Road Salt Contract; therefore provided 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



3-15-22 Finance  
CA \_\_\_\_\_  
1st R \_\_\_\_\_  
2nd R \_\_\_\_\_  
3rd R \_\_\_\_\_

CITY OF BROOK PARK, OHIO

RESOLUTION NO. \_\_\_\_\_

INTRODUCED BY: MAYOR ORCUTT

A RESOLUTION OPPOSING SUB. HOUSE BILL 519  
AMENDING THE LAW REGARDING MUNICIPAL INCOME TAX PRE-EMPTION, AND  
DECLARING AN EMERGENCY

WHEREAS, House Bill 519 is being considered by the Ohio House Ways and Means Committee of the Ohio Legislature; and

WHEREAS, H.B. 519 would pre-empt municipal income tax by prohibiting a municipal tax administrator from sending any inquiries or notices to tax payers with extended tax filing deadlines and eliminates the penalty for tax payers who have a filing requirement but do not owe any tax; and

WHEREAS, passage of H.B. 519 will effectively prevent municipalities from enforcing compliance on their largest revenue source and from offering tax payers good customer service.

NOW, THEREFORE, BE IT HEREBY RESOLVED by HON. MAYOR ORCUTT and COUNCIL OF BROOK PARK, OHIO, two-thirds ( $\frac{2}{3}$ ) or more of the members elected thereto concurring:

Section 1: That the government of Brook Park continuously incorporated for past SIXTY YEARS, urges the Ohio General Assembly not to support nor enact Sub. House Bill 519.

Section 2: That a duly executed and inscribed copy of this RESOLUTION shall be made a part of the official record of the COUNCIL and MAYOR OF BROOK PARK in order that due notice of its adoption shall be given to the residents of this community, GOVERNOR HON. MIKE DEWINE, REPRESENTATIVE HON. BRIDE ROSE SWEENEY and SENATOR HON. NICKIE J. ANTONIO.

Section 3: 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 the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of the State of Ohio.

Section 4: 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 oppose Sub. House Bill 519 Amending the Law Regarding municipal income tax pre-emption; therefore, provided this Resolution receives the affirmative vote of at least (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.

RECEIVED

PASSED: \_\_\_\_\_

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
Clerk of Council

APPROVED: \_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE

I HEREBY APPROVE THE WITHIN  
INSTRUMENT AS TO LEGAL FORM

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# Project Govern Brook Park Redistricting & Reapportionment Contract

Submitted by:  
Project Govern Inc  
Chris Glassburn, President  
March 5<sup>th</sup>, 2022



The 2021 redistricting process has been fraught with challenges due to a variety of factors related to the Covid pandemic, United States Census Bureau delays, and Ohio becoming the most litigated state on redistricting in the Country. With extensive redistricting and public relations experience serving clients across the State of Ohio, the Project Govern team prides ourselves on having the unique capabilities to meet the moment for communities of all sizes in Ohio.

## SERVICE PLAN APPROACH TO REDISTRICTING

Municipalities within Ohio are permitted to redistrict city council wards at any time. Plans must be completed and filed no less than five months prior to the first primary election for which the map will be used.

Typically, one of five conditions initiates a new apportionment of city wards:

1. *The municipality requires by charter or ordinance that a new districting plan be put into effect following the decennial federal census.*
2. *Population changes within wards exceeds federal guidelines (10% disparity).*
3. *City populations expand substantially in an area requiring wards to be re-balanced.*
4. *Demographic changes within a municipality require reconsideration of boundaries to provisions of the Voting Rights Act.*
5. *Individuals or entities bring litigation against a municipality to change boundaries due to the above reasons or due to the map failing to follow requirements of the Ohio Revised Code.*

Brook Park's current plan must be redrawn to be in compliance with conditions 1 and 2.

Brook Park's current plan has further vulnerability under condition 5.

Project Govern advises our clients and their staff on all relevant aspects of the redistricting process pursuant to federal and state law. Our team produces mapping products using the latest data from the United State Census Bureau. This includes implementation of the 2021 August Census release and the Ohio Redistricting Task Force official data for use in this process.

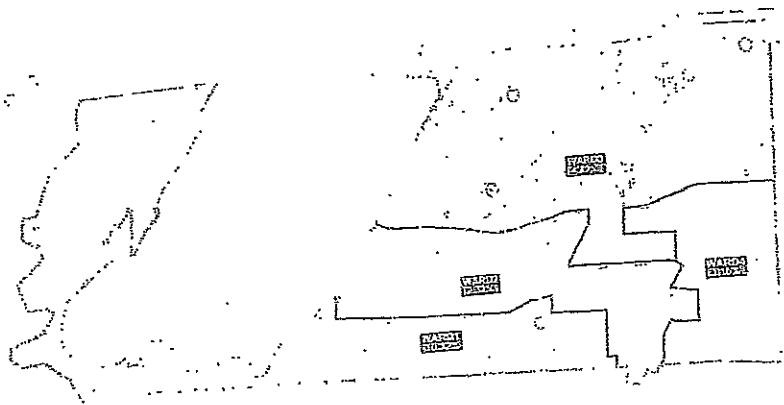
All products include relevant maps and data files will be prepared using GIS software, detailed demographic analysis and provision of all necessary products to convey legal descriptions and shape files. Project Govern stands ready to conduct and assist public engagement and community meetings to explain the redistricting process, gather public input and produce maps or alternatives.

Project Govern will remain available to our client, their staff and any designees time permitting for the period of any agreed upon contract.

## PROJECT SCOPE & TIMELINE

*Brook Park 2020 Census Results*

	Population	Deviation	Variance
Ward 1	4,169	-480	-10.32%
Ward 2	4,757	108	2.33%
Ward 3	4,873	224	4.82%
Ward 4	4,796	147	3.17%
Ideal Ratio:	4,649	Range	15.14%



Project Govern recommends engagement to redraw Brook Park's municipal wards. As part of a base service plan, Project Govern would provide the following schedule. The following is an approximate timeline of services to be provided. This timeline is subject to change by agreement of the parties. Timeline is designed to provide for the most essential processes in the minimal time possible:

### Base Engagement: \$2,500

- Initial Engagement
    - Project Govern conducts up to three meetings with city and council leadership and staff as directed. Project Govern provides up to three initial maps for feedback. This first process shall not take longer than one week.
  - Public Process
    - Project Govern is made available to introduce or present any formal plan or plans under consideration at a single public hearing or an additional meeting as directed. Final feedback is directed towards the production of a single final map. This second process shall not take longer than one week.
  - Completion
    - Project Govern will produce final files, documentation, and electronic map files to the City of Brook Park. Project Govern will create final files for transmission to the Cuyahoga County Board of Elections. This third process shall not take longer than one week.
- 
- Additional Meetings or Services
    - Project Govern will provide additional drafts or meetings beyond those outlined at a rate of \$250 per hour. Meetings will be billed at a minimum of two hours.

# Organizational Profile

## Project Govern

### Chris Glassburn, Lead Consultant & Mapmaker



23993 Fairlawn Drive  
North Olmsted, OH 44070  
440-570-9726  
[Chris@ProjectGovern.com](mailto:Chris@ProjectGovern.com)

Chris Glassburn is the one of the top consultants providing campaign management, public engagement, and electoral data services in Ohio. A vigorous advocate of fair redistricting practices, Glassburn has spoken on dozens of public panels on redistricting reform. Since 2014, Glassburn has periodically served as a redistricting consultant to the Ohio League of Women Voters in their efforts to end gerrymandering. He was a lead co-author of both Ohio Constitutional Amendments that were overwhelming passed by voters to reform apportionment of the Ohio General Assembly (2015) and redistricting for Congress (2018).

In 2021, Glassburn served as the redistricting consultant and mapmaker for the Ohio House Democratic Caucus for Congressional Redistricting. Glassburn also served as the Democratic mapmaker for the Ohio Apportionment Board and as the Democratic mapmaker for plaintiffs in *Wilson v. Kasich*.

Since 2021, Glassburn has served as the Democratic redistricting consultant and mapmaker to the Ohio Redistricting Commission. Glassburn has been publicly praised for superior skills and professionalism by all Republican and Democratic members of the Commission, including Republican Governor Mike DeWine. In subsequent litigation on both Congressional and General Assembly map plans, the Ohio Supreme Court has also recognized and praised Glassburn's work for quality and adherence to the Ohio Constitution.

In January 2027, Glassburn founded the firm Project Govern. Project Govern's team has served as a consultant to over 120 high-profile candidate and issue campaigns with over a 90%-win rate. Some of his non-partisan and independent clients have included the Sherwin Williams, Innovation Ohio, The Cuyahoga County Port Authority, the County Action Committee (Cuyahoga County HHS Levy), The Cleveland Clergy Coalition, LEAD Ohio and numerous confidential private sector clients.

Glassburn is a lifelong Northeast Ohioan and serves as a City Councilman and Leader of the Democratic Party in North Olmsted, Ohio. He and his wife Megan live in North Olmsted.

### Anne Hodge, Associate Consultant



Anne Hodge joined the Project Govern team in 2019. She most recently worked on the successful 2021 campaigns and Ohio redistricting. Previously she has managed or co-managed numerous campaigns from city council to congressional districts. Hodge's strength and focus is local campaigns with intensive community relations.

Anne grew up in Northeast Ohio and previously worked for ten years as the Director of Development for the University of Nevada Las Vegas (UNLV) colleges of Education, Fine Arts, and the UNLV Library as well as the University of Texas School of Architecture. She is a mother of two and married to her husband Tim.

## Scope of Work, Budget and Terms

Activity	Fee	Note
Engagement & Data		
Base Engagement Fee	\$2,500	Fixed fee for basic services
Additional Services	\$250 per hour	Services provided outside the basic plan
Large Format Printing	At cost	

### Additional Terms

- Additional Terms**
- The total of the base engagement fee and additional service costs shall be within 30 days of invoice.
  - An invoices will be submitted for payment due.
  - Project Govern provides consulting services and products consistent with all mapping standards to the best of our ability. However, Project Govern is not a law firm nor offers legal services. Neither party is responsible for any legal fees incurred by the other party as a result of redistricting.

## Agreement

Project Govern agrees to provide the above work and services as described above to the city of Brook Park and its designees for the compensation and terms described. By signing this agreement, the parties agree to these terms and payment.

Chris Glassburn  
President, Project Govern

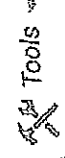
Miss D. Perkins  
Brook Park City Council President  
on behalf of the  
City of Brook Park



DRA 2020

# Brook Park Variant 01

View Only  
County City  
Precinct Block



Tools

Brook Park  
4,730 81

ict Selector

istrict Population Deviation

in 0 0

4,730 B1

4,478 -171

4,697 48

4,690 41

istrict Details

Advanced

Compare

Analyze

Statistics

Map

LOG IN

SIGN UP

## Precinct Details

Total Population 2020

Pop %

Total 0 (-)

White 0 (-)

Hispanic 0 (-)

Black 0 (-)

Asian 0 (-)

Native 0 (-)

Pacific 0 (-)

Voting Age Pop 2020

Pop %

Total 0 (-)

White 0 (-)

Hispanic 0 (-)

Black 0 (-)

Asian 0 (-)

Native 0 (-)

Pacific 0 (-)

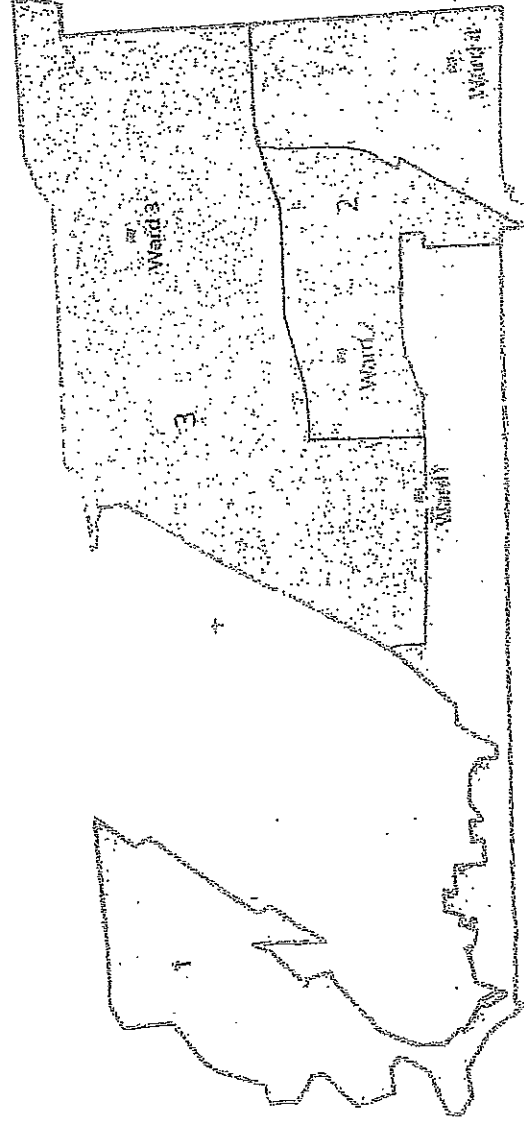
Composite 2016-2020

Votes %

Democratic 0 (-)

Republican 0 (-)

Other 0 (-)



Colors

Istricts ☐ Only Current

Map Colors ☐ Partisan Lean

Demographics

Precincts

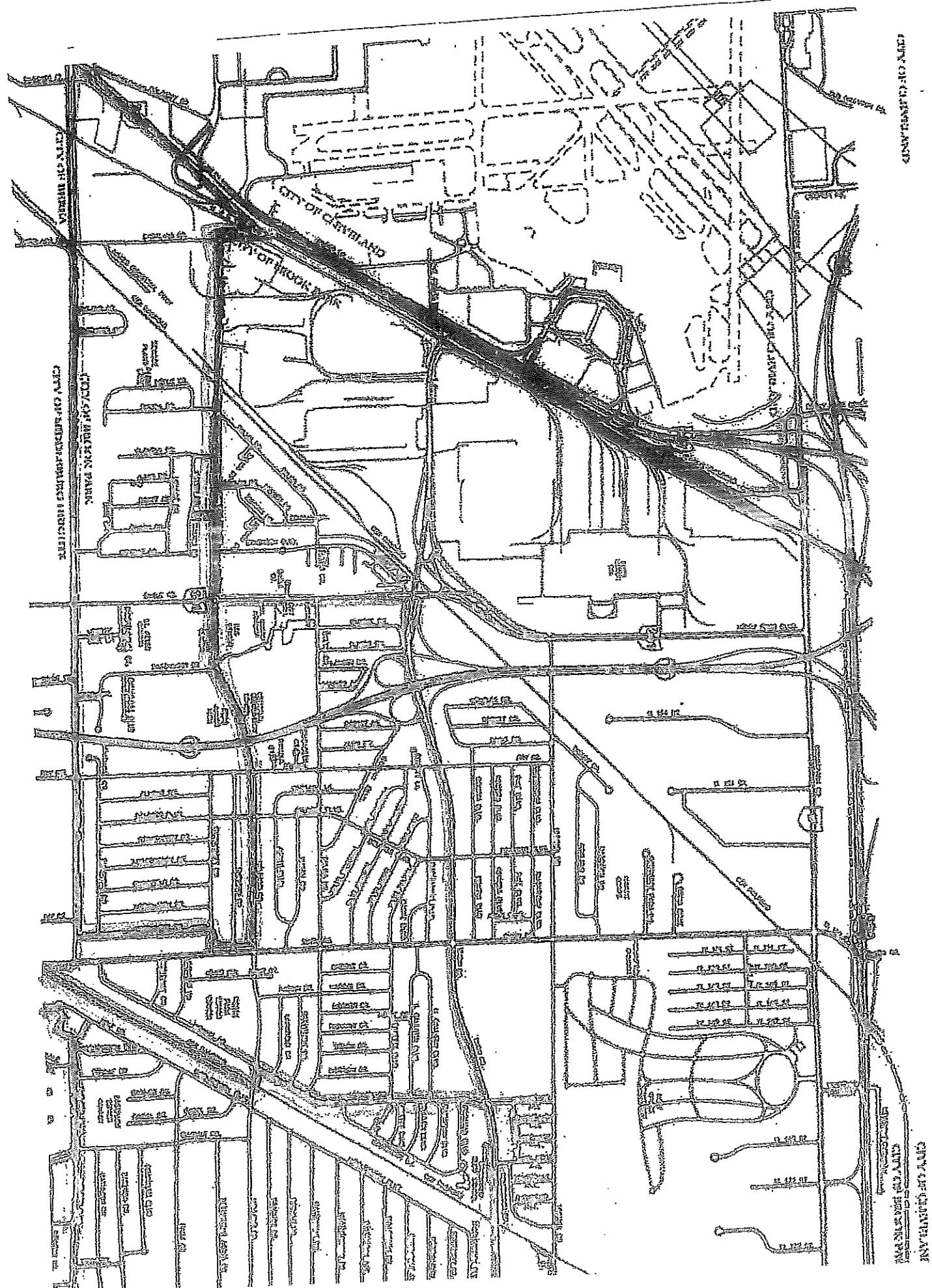
Partisan Lean ☐ Swing

Demographics

Opacity

Overlays

Custom Overlays



CITY OF CLEVELAND

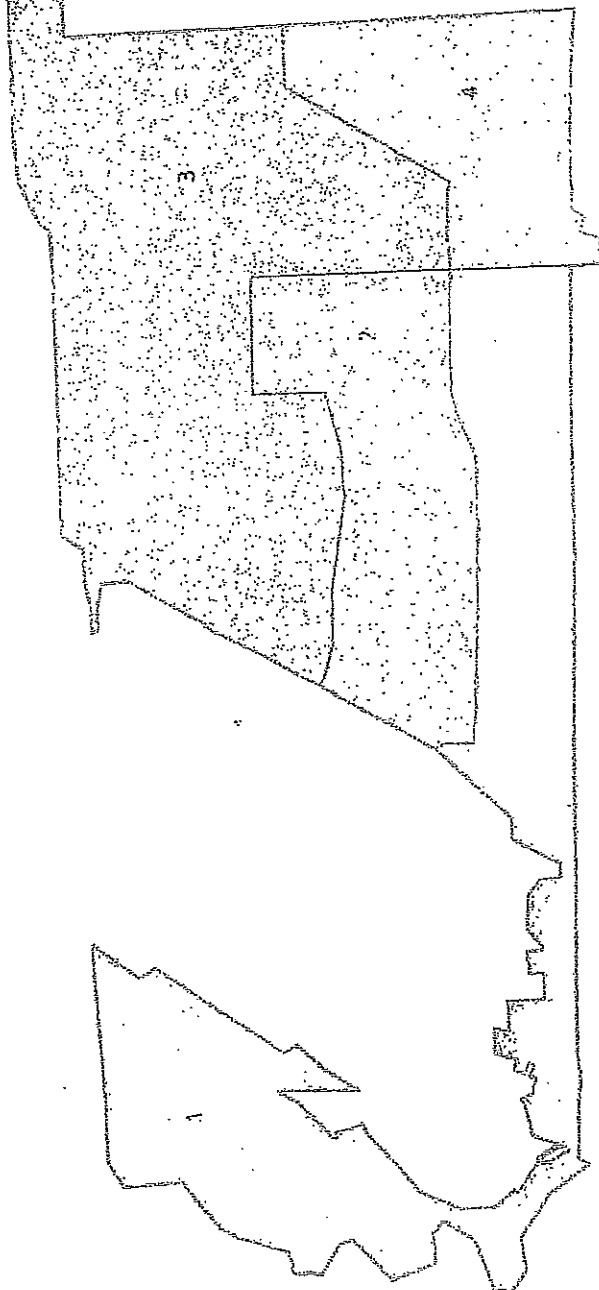
CITY OF CLEVELAND  
CITY OF CINCINNATI  
CITY OF DAYTON  
CITY OF COLUMBUS

DRA 2020

View County City Tools  
Only Precinct Block

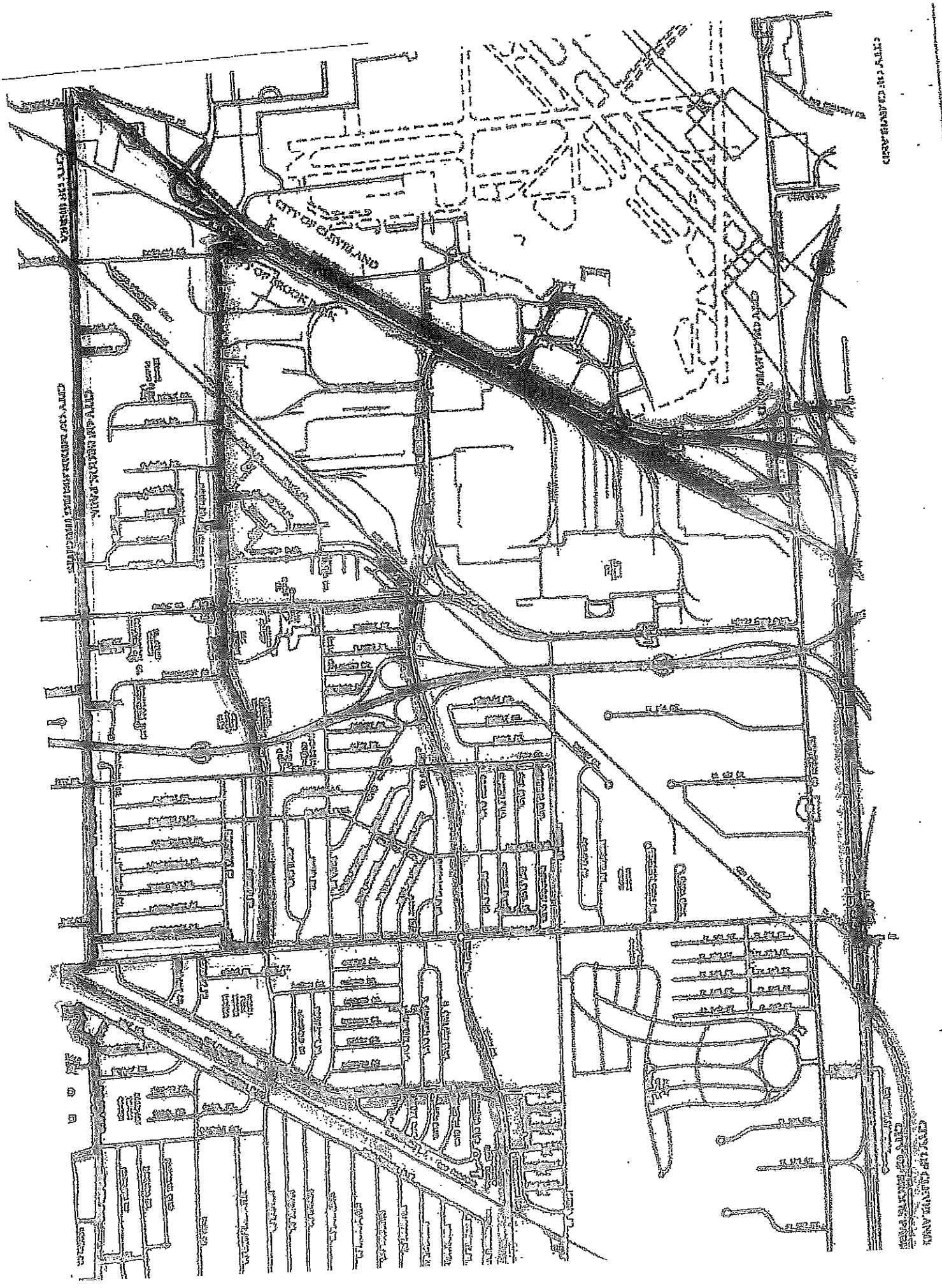
Brook Park	243	4,892	243
Isct Selector	^		
Isct Population	0	0	0
Deviation	4,892	243	-175
	4,874	485	4,564
	4,565	16	
Isct Details	16		

Precinct Details	
Total Population 2020	Pop %
Total	0 (0)
White	0 (0)
Hispanic	0 (0)
Black	0 (0)
Asian	0 (0)
Native	0 (0)
Pacific	0 (0)
Voting Age Pop 2020	Pop %
Total	0 (0)
White	0 (0)
Hispanic	0 (0)
Black	0 (0)
Asian	0 (0)
Native	0 (0)
Pacific	0 (0)
Composite 2016-2020	Votes %
Democratic	0 (0)
Republican	0 (0)
Other	0 (0)



Colors  
Districts ☐ Only Current  
Map Colors ☐ Partisan Lean  
Demographics  
Precincts  
Partisan Lean ☐ Swing  
Demographics  
Opacity  
Overlays  
Custom Overlays

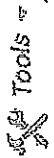
CITY OF CHICAGO



# 2

# Brook Park Variant C

City  
Block



Brook Park ▾			
1	4,665	16	^
District Selector			
District		Population	Deviation
<input type="radio"/>	Un	0	0
<input checked="" type="radio"/>	1	4,665	16
<input type="radio"/>	2	4,559	-90
<input type="radio"/>	3	4,681	32
<input type="radio"/>	4	4,690	41
District Details			
▴ ▾			

LOG IN

SIGN UP

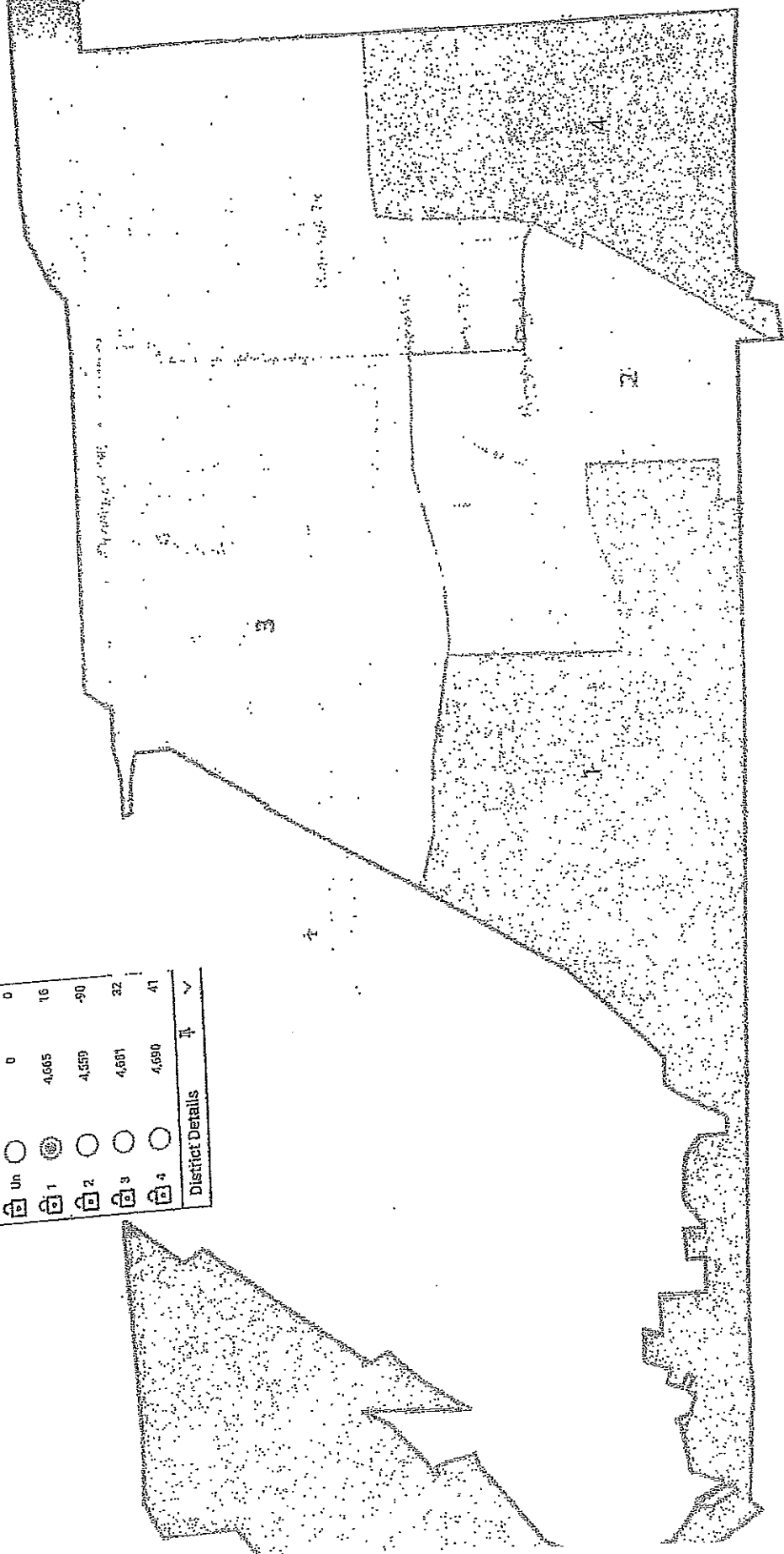
MAN

Statistics

Analyze

Compare

Advanced



**DRA2020**

# Brook Park Variant C



LOG IN

SIGN UP

Advanced

Compare

Analyze

Statistics

Map

Tools

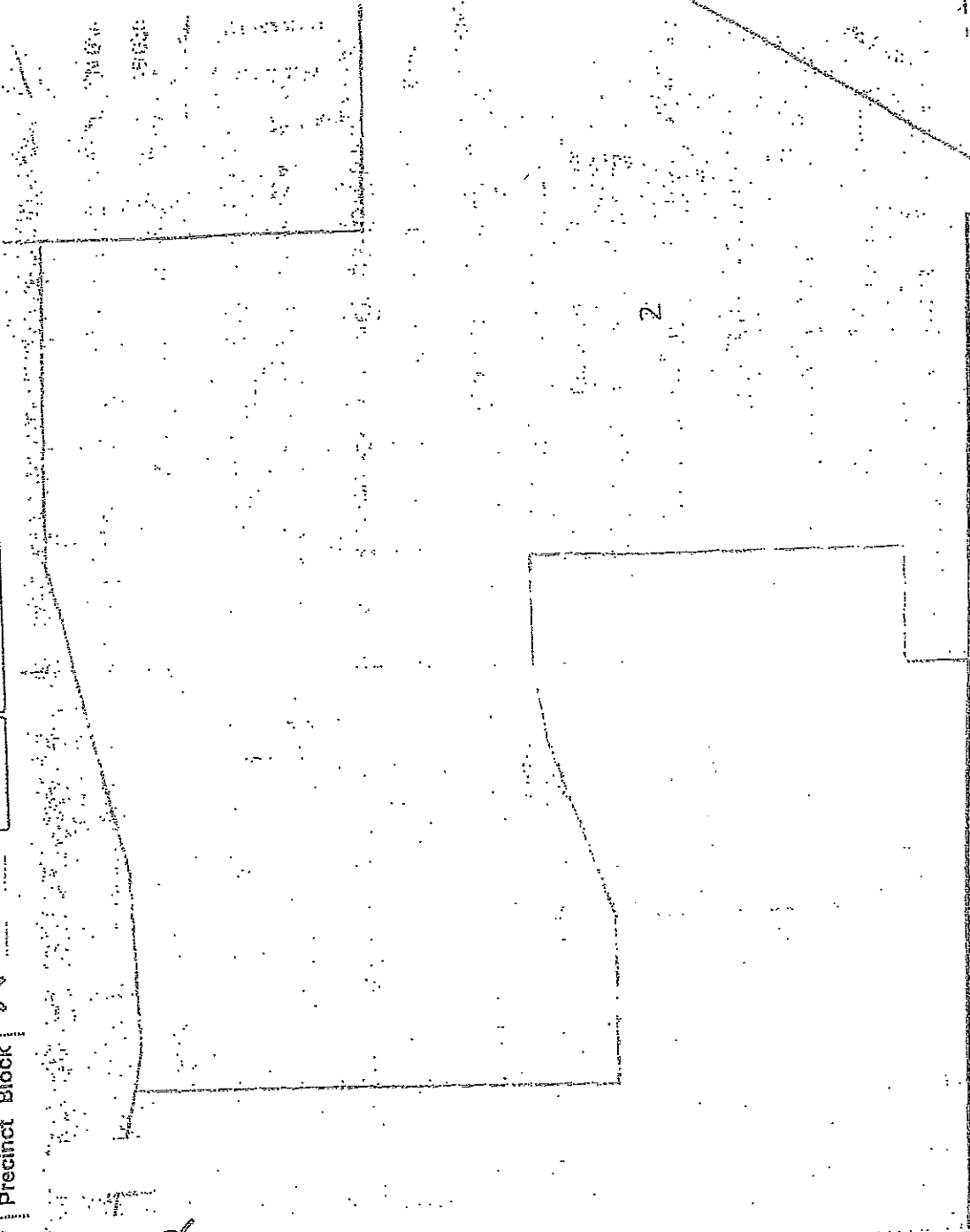
View Only  
City Precinct Block

Brook Park	16
4,665	

District Population Deviation

Un	0	16
1	4,665	-90
2	4,559	32
3	4,681	41
4	4,690	

District Details



Colors

Overlays

Background Map

☒ District Lines
 ☒ Labels

☒ Precinct Lines
 ☐ Labels

☐ County Lines
 ☐ Labels

☐ City Lines
 ☒ Landmarks

Custom Overlays

Find address or place



UTAH STATE HIGHWAY

Enterprise

Salmon Valley Rd

Brookpark Rd

Engle Rd

3A-02

Ford Cleveland  
Engine Plant 1

2C

Wash Park

1000 HALL RD N. 1950

Holy Cross  
Cemetery

Brick  
Park

10000 Rd

Chesland  
Highway  
10000  
Salmon

10000  
Center  
Riverside Dr

Postal Rd

2C  
Brook Park  
Park

1C

1B

3B

4B

2A

4A

Park Rd

Elmwood

0.4mi

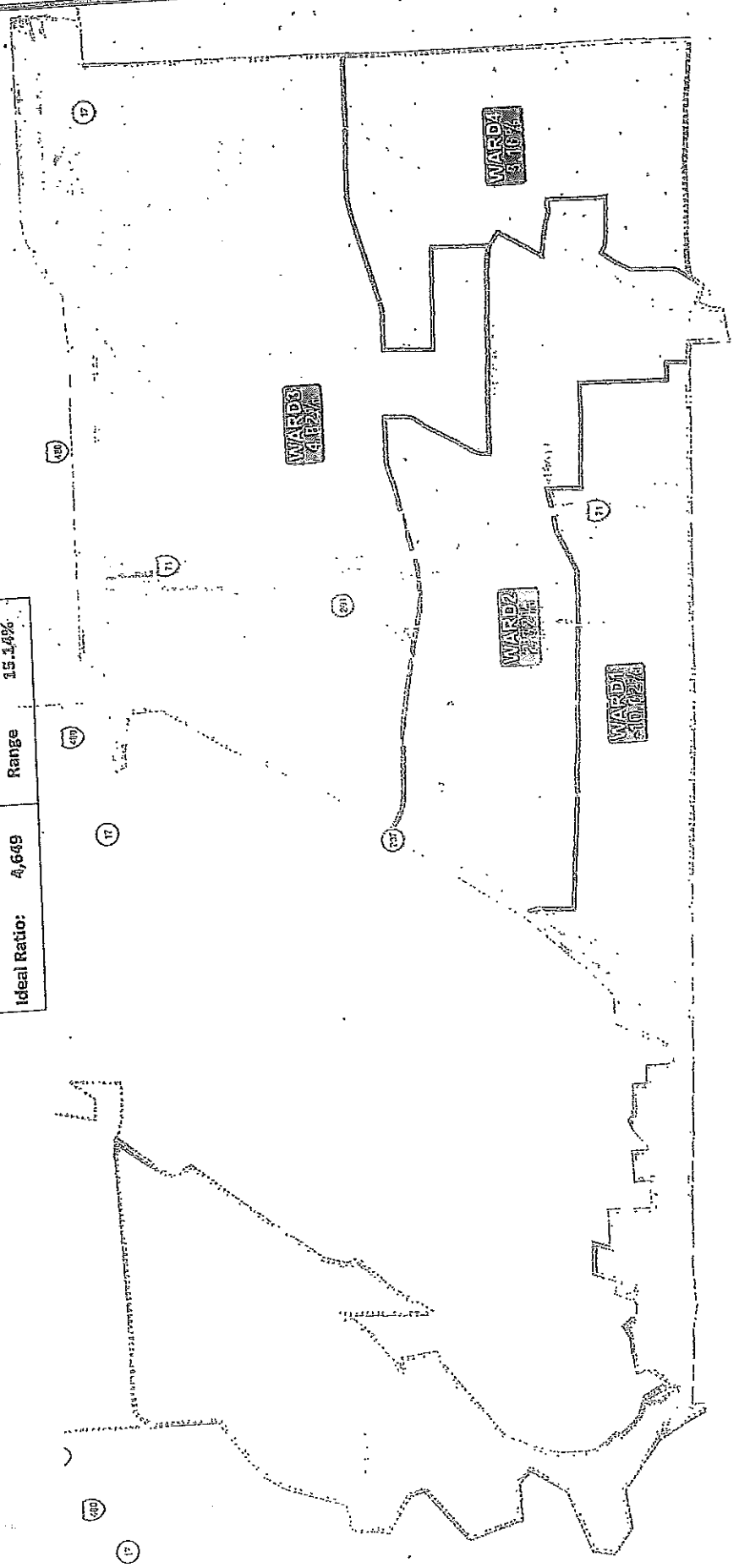


# Brook Park Existing Plan

Population    Deviation    Variance

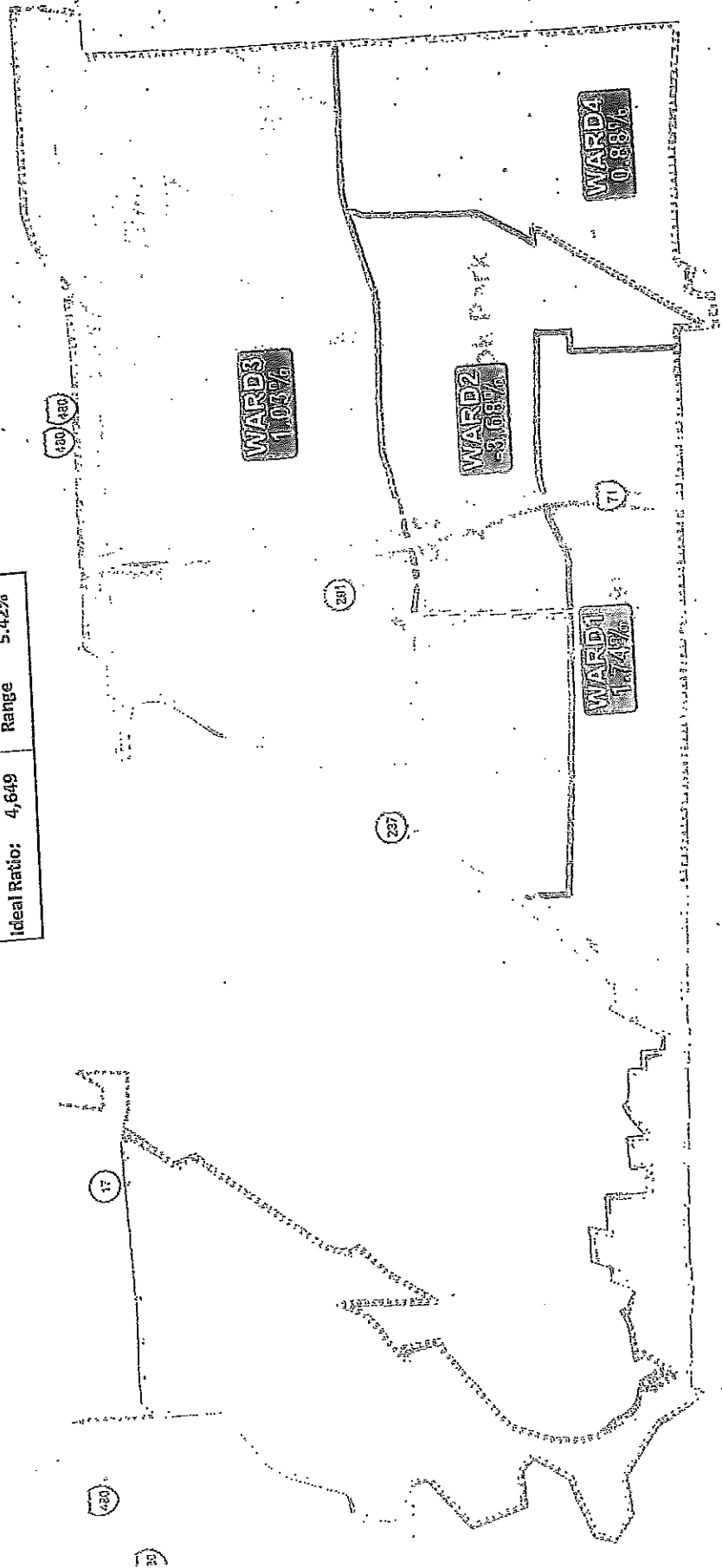
Ward 1	4,169	-480	-10.32%
Ward 2	4,757	108	2.33%
Ward 3	4,873	224	4.82%
Ward 4	4,796	147	3.17%

Ideal Ratio:	4,649	Range	15.14%
--------------	-------	-------	--------



# Variant 1

Population Deviation		Variance
Ward 1	4,730	81
Ward 2	4,478	-171
Ward 3	4,697	48
Ward 4	4,690	41
Ideal Ratio:		4,649
Range		5.42%

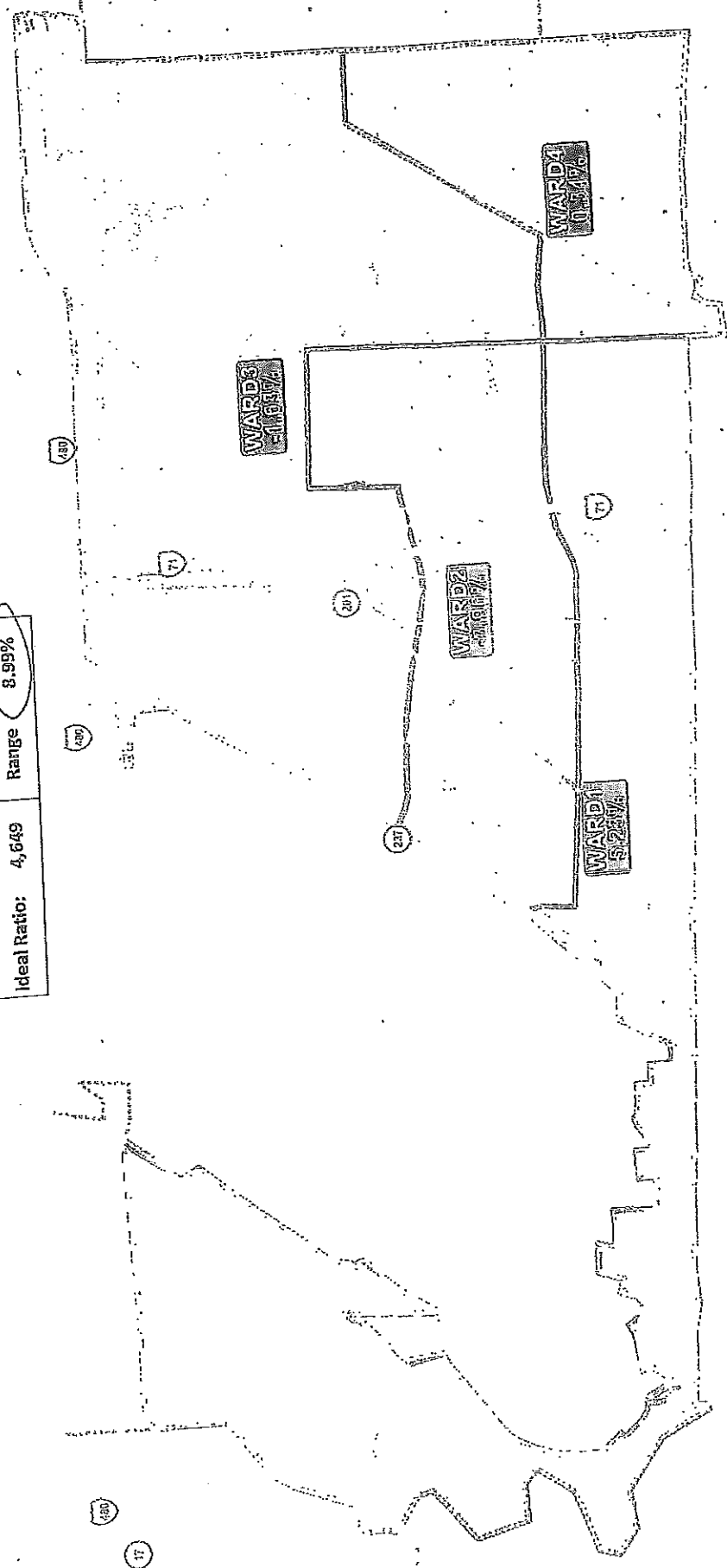


# Variant 2

Population Deviation Variance

Ward 1	4,892	243	5.23%
Ward 2	4,465	-184	-3.95%
Ward 3	4,573	-76	-1.63%
Ward 4	4,665	16	0.34%

Ideal Ratio:	4,649	Range	3.99%
--------------	-------	-------	-------



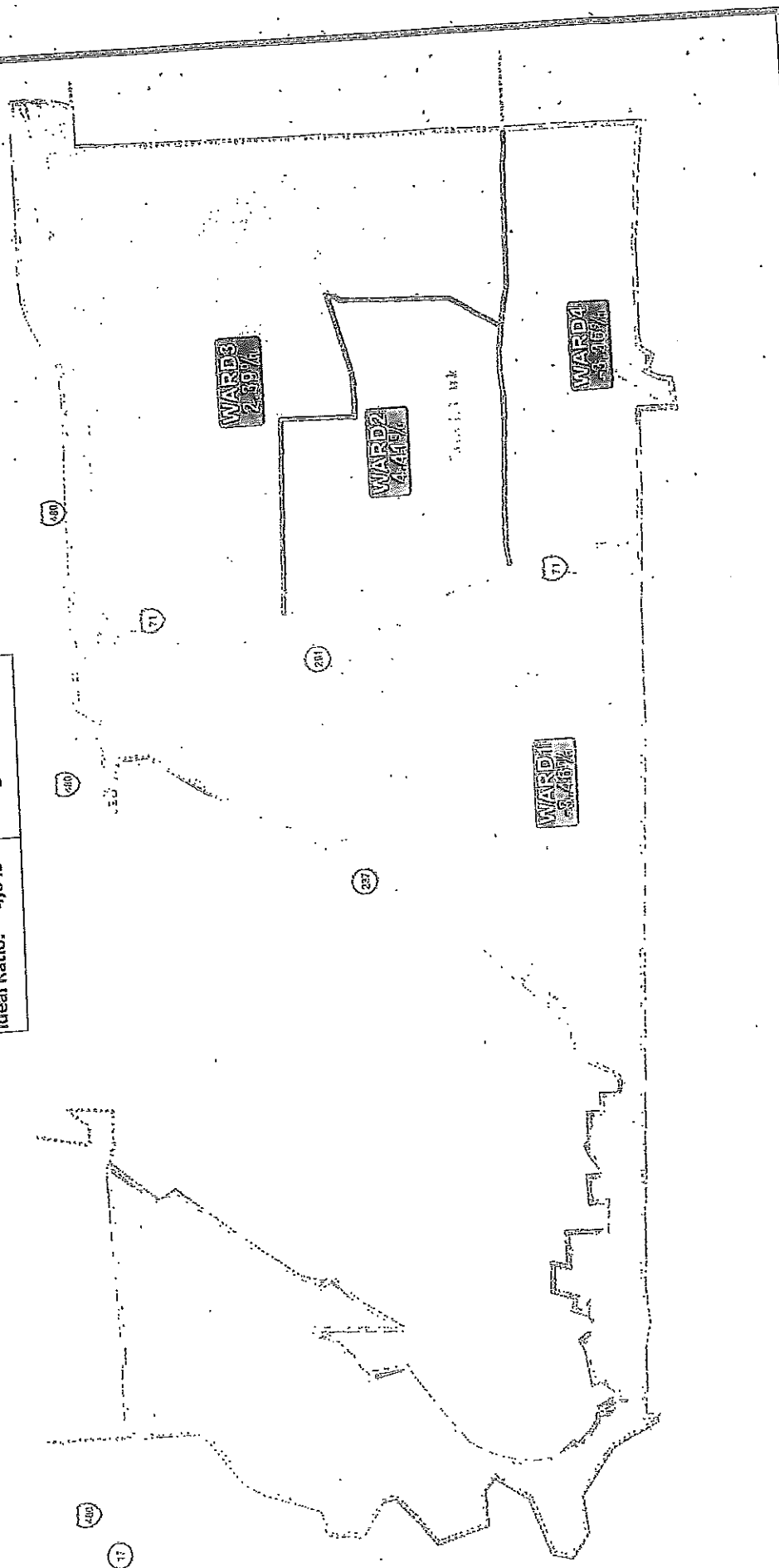
Not unwanted.  
Compact isn't always  
the best plan

### Variant 3

Population Deviation Variance

Ward 1	4,488	-161	-3.46%
Ward 2	4,854	205	4.41%
Ward 3	4,760	111	2.39%
Ward 4	4,493	-156	-3.36%

Ideal Ratio:	4,649	Range	8.07%
--------------	-------	-------	-------

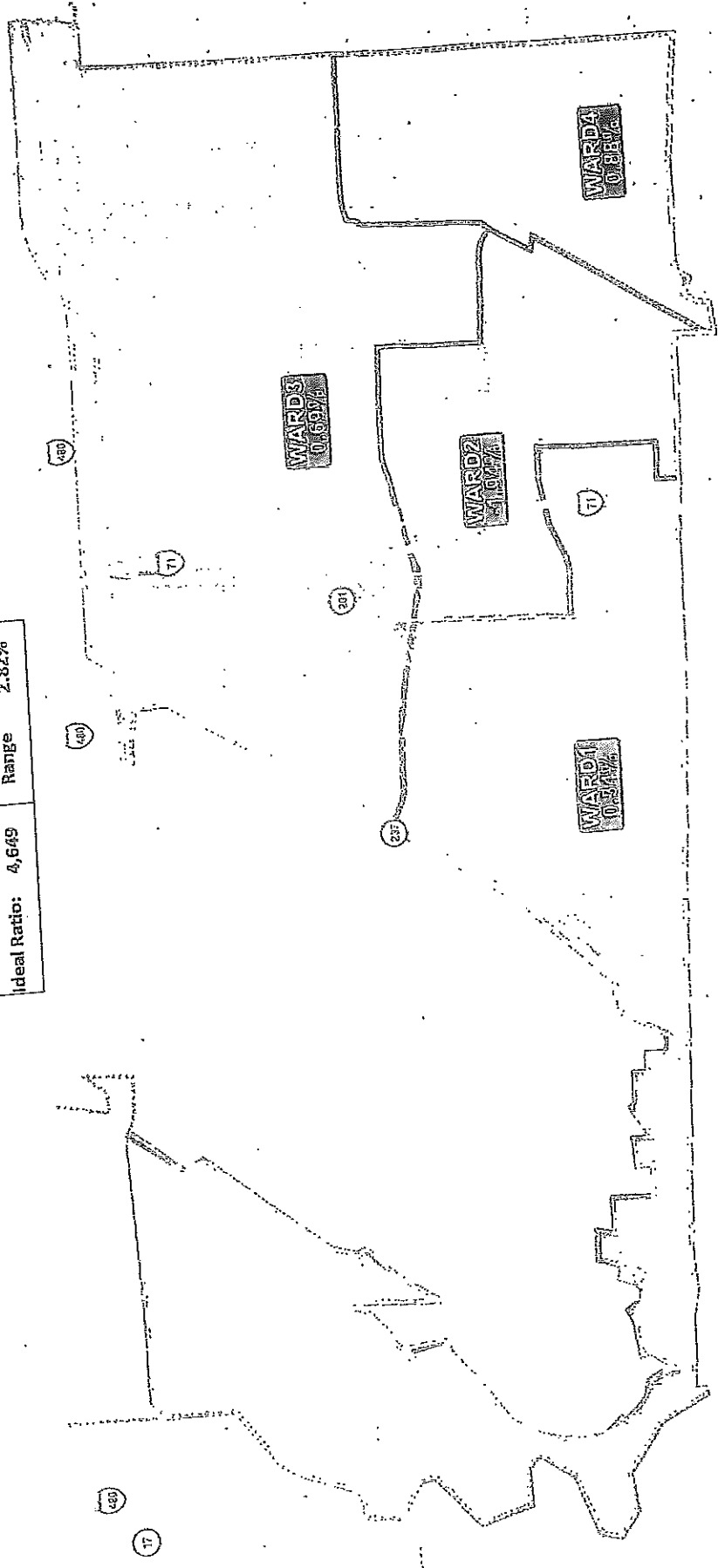


# Variant 4

Population Deviation Variance

Ward 1	4,665	16	0.35%
Ward 2	4,559	-90	-1.93%
Ward 3	4,681	32	0.69%
Ward 4	4,690	41	0.89%

Ideal Ratio:	4,649	Range	2.82%
--------------	-------	-------	-------



[illegible]

44-38861-1000

1. *Chlorophyll a* (Chl a) is the primary photosynthetic pigment in most plants and algae. It is a green pigment that absorbs light energy in the blue and red regions of the visible spectrum. Chl a is essential for the light-dependent reactions of photosynthesis, where it converts light energy into chemical energy in the form of ATP and NADPH.

DRA 2020

# Brook Park Variant 01

View County City  
Only Precinct Block Tools

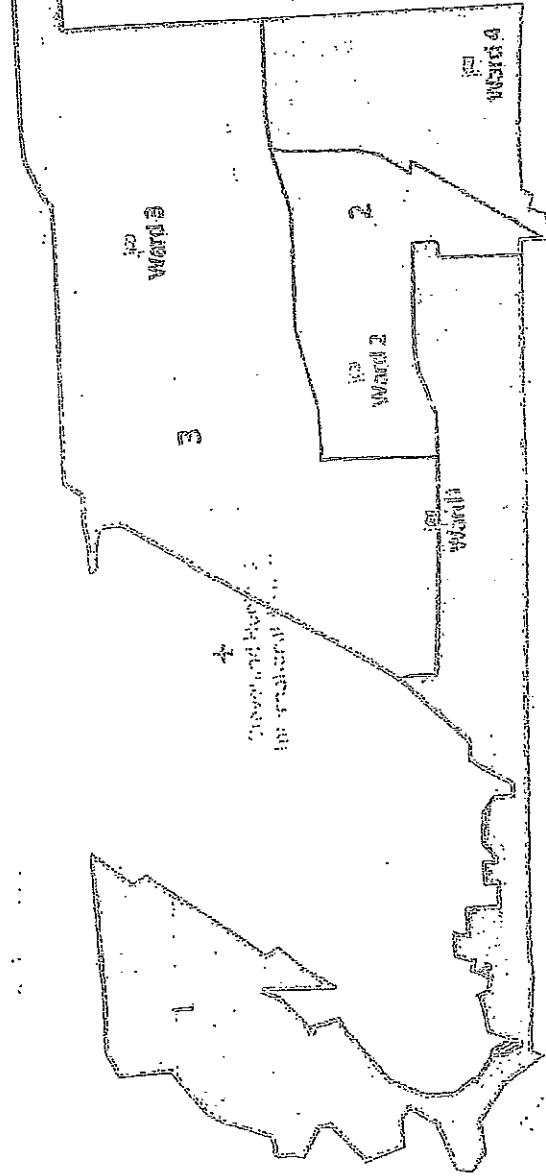
Brook Park	4,730	81
Selector		
Precinct Population	Deviation	
0	0	0
4,730	81	
4,478	-171	
4,697	48	
4,690	41	
Precinct Details		

Advanced

Map Statistics Analyze Compare

## Precinct Details

Total Population 2020	
Pop	%
Total	0 (-)
White	0 (-)
Hispanic	0 (-)
Black	0 (-)
Asian	0 (-)
Native	0 (-)
Pacific	0 (-)
Voting Age Pop 2020	
Pop	%
Total	0 (-)
White	0 (-)
Hispanic	0 (-)
Black	0 (-)
Asian	0 (-)
Native	0 (-)
Pacific	0 (-)
Composite 2016-2020	
Votes	%
Democratic	0 (-)
Republican	0 (-)
Other	0 (-)



rs

icts ☐ Only Current

ap Colors ☐ Partisan Lean

anographics

incts

artisan Lean ☐ Swing

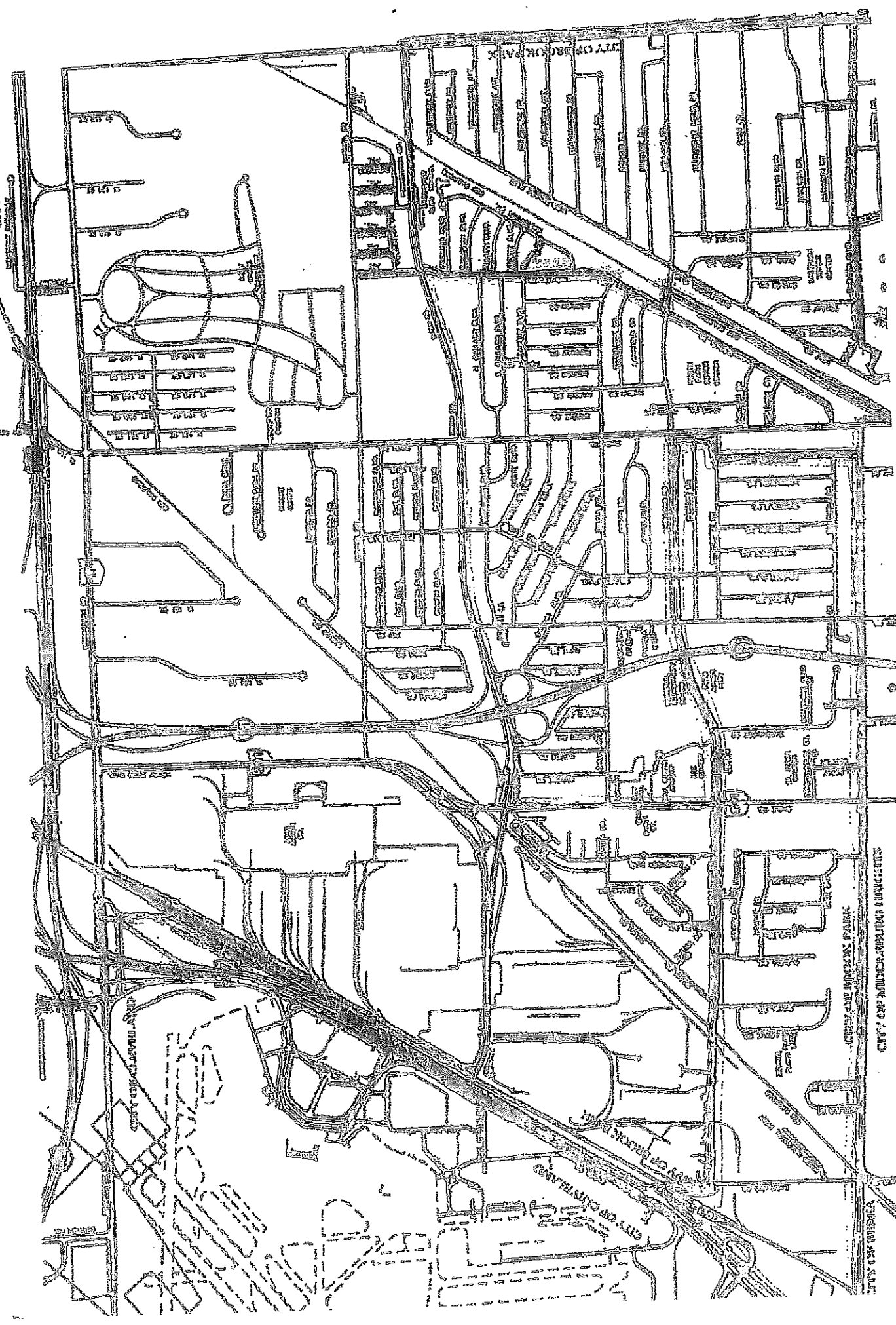
emographics

capacity

plays

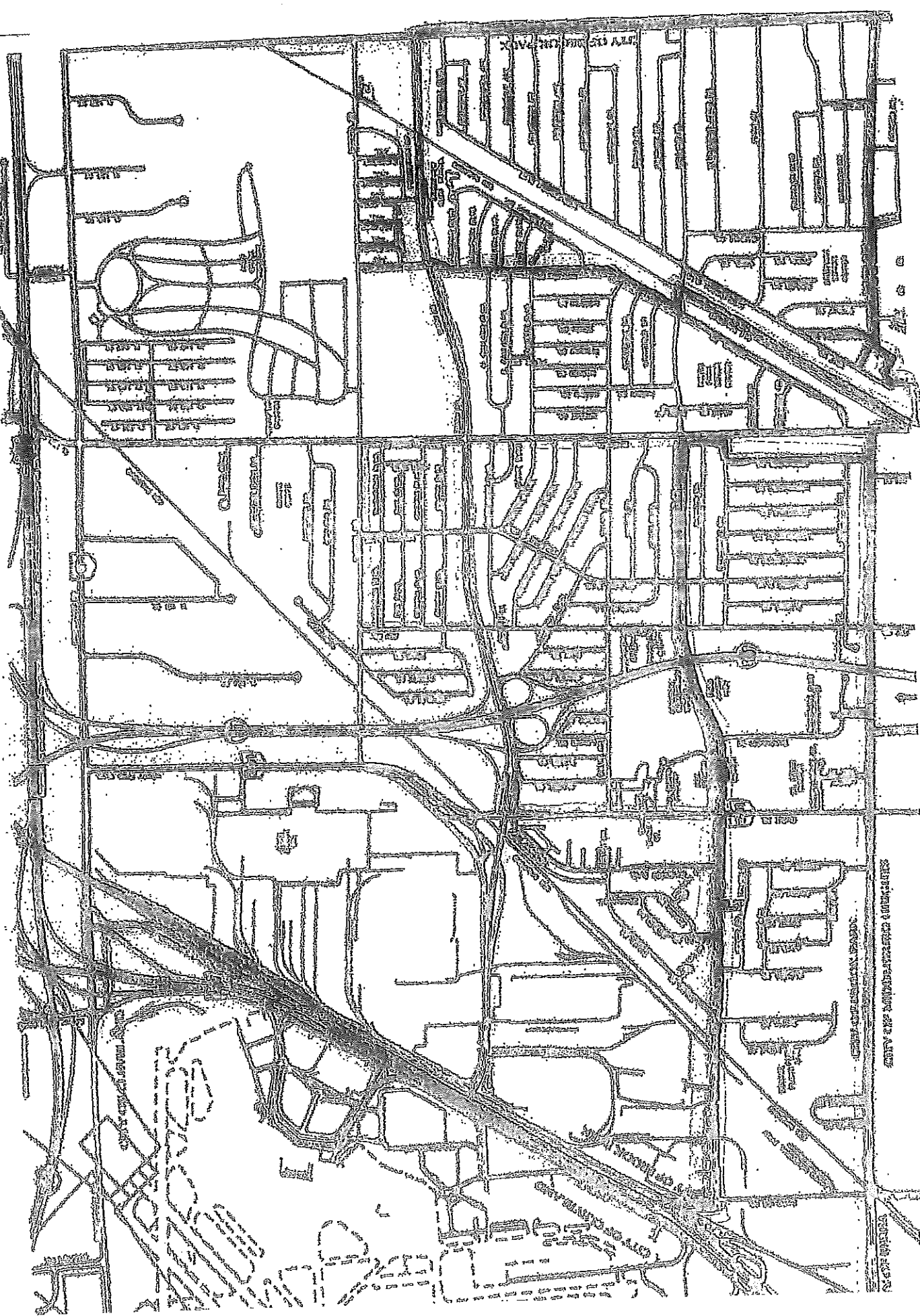
stom Overlays





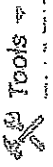
275 1/2

STREET MAP OF ALBANY  
1900



STREET MAP OF ALBANY  
1900

# Brook Park Variant C



LOG IN

SIGN UP

Map

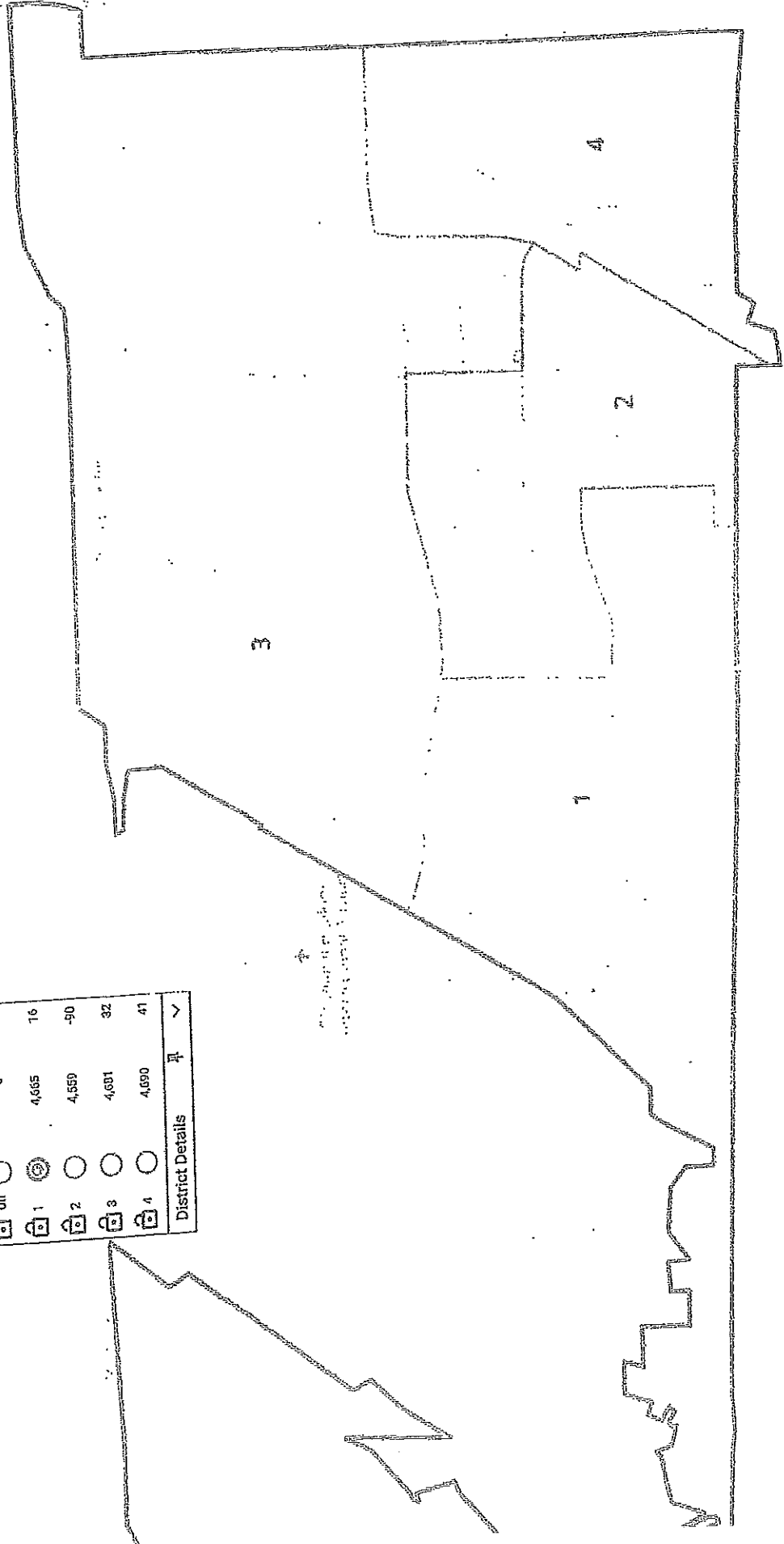
Statistics

Analyze

Compare

Advanced

Brook Park ▾			16	^
District Selector				
District Population			Deviation	
<input type="radio"/>	Un		0	0
<input checked="" type="radio"/>	1	4,665	16	
<input type="radio"/>	2	4,559	-50	
<input type="radio"/>	3	4,681	32	
<input type="radio"/>	4	4,690	41	
District Details			↑	▽



DRA2020

# Brook Park Variant C

LOG IN SIGN UP

Advanced

Compare

Analyze

Statistics

Map

Tools

View Only

County

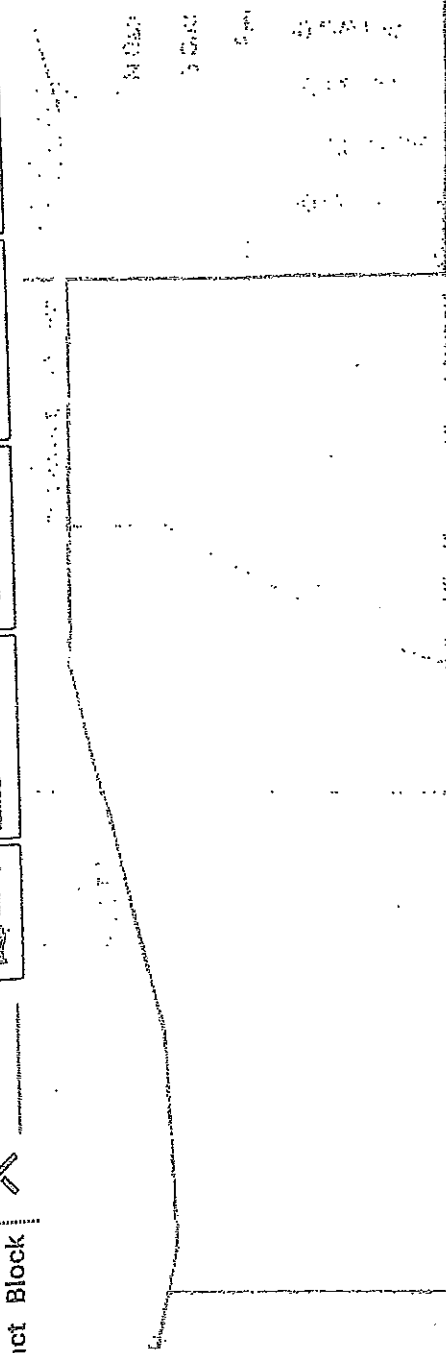
Precinct

Block

City

Block

City



Selector	Population	Deviation
0	0	0
4,665	16	16
4,559	-90	-90
4,681	32	32
4,690	41	41
Details		

Background Map	
Electoral District Lines	<input checked="" type="checkbox"/> Labels
Electoral Precinct Lines	<input type="checkbox"/> Labels
City Lines	<input type="checkbox"/> Labels
Landmarks	<input checked="" type="checkbox"/> Labels
Overlays	

Figure 1

Planning

CITY OF BROOK PARK, OHIO

RESOLUTION NO: \_\_\_\_\_

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION GRANTING A 17-SPACE PARKING VARIANCE AT 15059 HUMMEL ROAD, "PARCEL B, -CLUTCH AUTO, LOCATED IN THE U3-A5 ZONE, AND THE LOT SPLIT" PARCEL B-CLUTCH AUTO," FROM PPN 344-13-001 LOCATED IN THE U3-A5 ZONE, AND DECLARING AN EMERGENCY

WHEREAS, on March 7, 2022, the Planning Commission approved and referred to Council a request for a 17 space parking variance AT 15059 Hummel Road "Parcel B" - Clutch Auto", located in the U3-A5 Zone; and

WHEREAS, additionally, the Planning Commission approved and referred to Council a request for approval of the proposed Lot Split "Parcel B Clutch Auto", from PPN 344-13-001 located in the U3-A5 Zone.

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

SECTION 1: The Council of the City of Brook Park finds that the proposed 17-space Parking Variance requested is appropriate in the location or which it is proposed and grants the variance located at 15059 Hummel Road, Parcel B, Clutch Auto. Council further approves the proposed Lot Split "Parcel B Clutch Auto," from 344-13-001, located in the U3-A5 Zone.

Is hereby authorized and approved by the Council of the City of Brook Park.

SECTION 2: 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 action 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 for the further reason to approve variance and lot split; therefore, provided this ordinance 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







# CITY OF BROOK PARK

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

EMAIL [buildingdept@cityofbrookpark.com](mailto: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	03/08/22
Re	Planning Commission Recommendation		

The following requests were approved at the Monday – March 7, 2022 Planning Commission meeting and should be forwarded to City Council for final action. If I can be of any further assistance, please do not hesitate to contact me.

Thank you,

*Katie DeSan*

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

1. Agent, Steven Metcalf of Neff and Associates – Requests approval of the proposed Lot Split “Parcel B – Clutch Auto,” from PPN 344-13-001 located in the U3-A5 Zone. | If approved, request will be forwarded to City Council for final action |

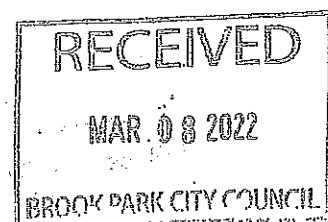
### APPLICANT INFORMATION:

Steven Metcalf  
c/o Neff & Associates  
6405 York Road  
Parma Heights, Ohio 44130  
440.884.3100  
[smetcalf@neff-assoc.com](mailto:smetcalf@neff-assoc.com)

2. Agent, Jason Linscott of Stein Investment Group - Requests the following approvals to construct a new Class-A Self Storage Facility “The Space Shop” at 14571 Snow Road, located in the U3-A Zone
  - A. Request project & aesthetic approval
  - B. Request a Conditional Use Permit to construct and operate “The Space Shop Self Storage”  
| If approved, request will be forwarded to City Council for final action |

### APPLICANT INFORMATION:

Jason Linscott  
c/o Stein Investments  
5607 Glenridge Drive, Suite 200  
Atlanta, GA 30342  
770.580.2472





# 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	03/08/22
Re	Planning Commission Recommendation		

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Thank you,

*Katie DeSan*

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

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Steven Metcalf  
c/o Neff & Associates  
6405 York Road  
Parma Heights, Ohio 44130  
440.884.3100  
smetcalf@neff-assoc.com

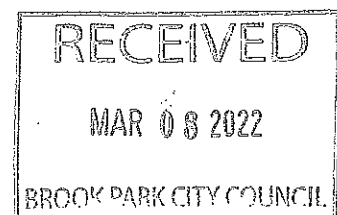
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### APPLICANT INFORMATION:

Jason Linscott  
c/o Stein Investments  
5607 Glenridge Drive, Suite 200  
Atlanta, GA 30342  
770.580.2472  
jason@steininvest.com





## CITY OF BROOK PARK

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

EMAIL [buildingdept@cityofbrookpark.com](mailto:buildingdept@cityofbrookpark.com)  
OFFICE 216.433.7412

March 8, 2022

Steven Metcalf  
c/o Neff & Associates  
6405 York Road  
Parma Heights, Ohio 44130

Please be advised,

The following: Agent Steven Metcalf of Neff and Associates – Requests a 17 space parking variance at 15059 Hummel Road "Parcel B – Clutch Auto," located in the U3-A5 Zone | Ordinance 1125.05 (11) | was **APPROVED** at the City of Brook Park Board of Zoning Appeals meeting held Monday, March 7, 2022.

Additionally, the following: Agent, Steven Metcalf of Neff and Associates – Requests approval of the proposed Lot Split "Parcel B – Clutch Auto," from PPN 344-13-001 located in the U3-A5 Zone | If approved, request will be forwarded to City Council for final action | was **APPROVED** at the City of Brook Park Planning Commission meeting also held that evening. This request will be forwarded to City Council for final action. Carol Johnson, Clerk of Council will be in contact with you to provide further direction.

Please note, *if approved by City Council*, applicable permit applications, drawings and fees must be submitted to the Building Department for final review/approval; **ALL contractors/sub-contractors must register and Permits must be obtained PRIOR to any work beginning on this project.** Additionally, in accordance with Section 1101.09 of the City of Brook Park Ordinances:

- (a) After any project is approved by the Planning Commission, the person applying for such approval shall commence with construction not more than nine months after said approval or such approval shall be deemed revoked by the Commission.
- (b) All persons granted approval on projects by the Planning Commission shall apply for a permit with the Building Commissioner within 60 days of said approval; any person who has not applied for said permit shall have said approval revoked and may return to the Planning Commission for re-approval. (Ord. 9140-2004. Passed 10-19-04.)

If you require any further assistance, please do not hesitate to contact the Building Department Office.

Sincerely yours,

**Katie DeSan**

Planning & Zoning Secretary  
CITY OF BROOK PARK BUILDING DEPARTMENT

Cc: [smetcalf@neff-assoc.com](mailto:smetcalf@neff-assoc.com) | [mmoidel@glimchergroup.com](mailto:mmoidel@glimchergroup.com) | file

No Comments  
ERP - 3/7/22



# CITY OF BROOK PARK

BUILDING DEPARTMENT | 5530 Smith Road | Brook Park | Ohio | 44142


www.cityofbrookpark.com/building-department  
Office 216.433.7412

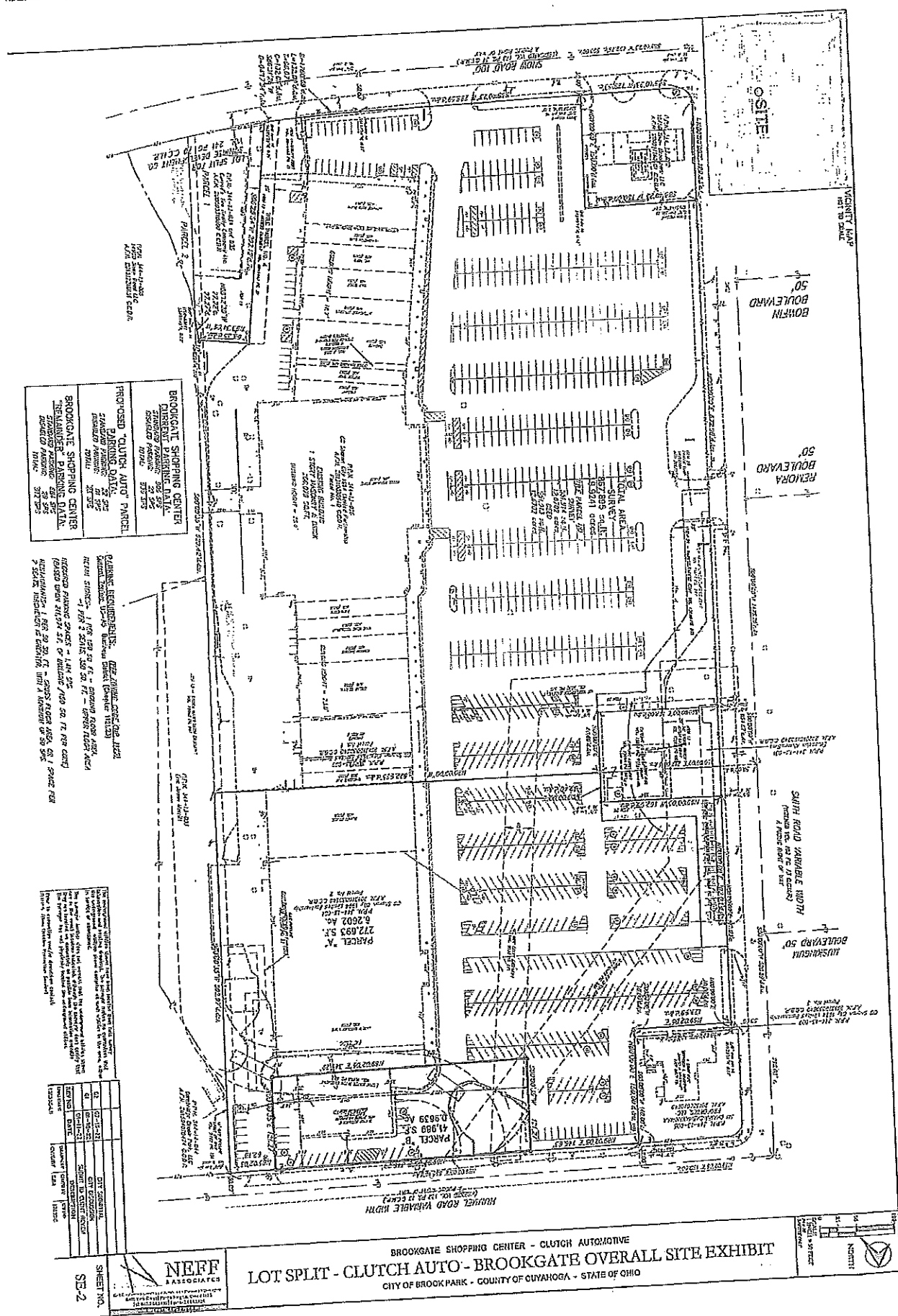
## 2022 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	5725-5891 Smith Rd. & 15150 Snow Rd.	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	ZONE	U3-a5
PARCEL #	334-13-001	BUSINESS NAME (If Applicable)	Brookgate SC & Clutch Auto	

PROPERTY OWNER NAME(S)	GG Sharon City 1994 Limited Partnership - Mike Moidel			<input type="checkbox"/> Will Attend Meeting
Phone #	724-650-2816	Email	mmoidel@olimchergroup.com	
Street Address	500 Grant St. Suite 2000	City	Pittsburgh	Zip 15219
AGENT/CONTACT PERSON NAME(S)	Neff and Associates - Steven J. Metcalf			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	440-884-3100	Email	smetcalf@neff-assoc.com	
Street Address	6405 York Rd.	City	Parma Heights	Zip 44130

APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project <sup>2</sup>	<input type="checkbox"/> Conditional Use Permit <sup>2</sup>
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard <sup>1</sup>
	<input type="checkbox"/> Re-Zone <sup>3</sup>	<input checked="" type="checkbox"/> Lot Split <sup>3,4</sup>
	<input type="checkbox"/> Lot Consolidation <sup>3,4</sup>	
	<input type="checkbox"/> Other:	
	<sup>1</sup> Provide Construction Drawings and/or Structural calculations <sup>2</sup> Provide Detailed Business Plan <sup>3</sup> Provide Legal Description <sup>4</sup> Provide Lot Split / Consolidation Plat and Mylar	
SUMMARY OF REQUEST	Owner of the Brookgate Shopping Center is submitting for consideration a Lot split for Clutch Auto Being of a portion of Cuyahoga County Parcel Number 334-13-001 to create Parcel "A" & Parcel "B" New Parcel "B" = "0.9639 Acres" for the existing Clutch Auto site - address 5059 Hummel Rd Remainder Parcel "A" = "6.2602 Acres - Brookgate Shopping Center. THE INTENT OF THIS PLAT IS TO CREATE NEW PARCELS "A" & "B" AS SHOWN	

APPLICANT SIGNATURE	 STEVEN METCALF	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	2/16/22
---------------------	--	--	------	---------





# 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

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Phone #	440-884-3100	Email	smetcalf@neff-assoc.com		
Street Address	6405 York Rd.	City	Parma Heights	Zip	44130

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	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard <sup>1</sup>	<input type="checkbox"/> Telecommunication Tower <sup>1</sup>
	<input type="checkbox"/> Re-Zone <sup>3</sup>	<input checked="" type="checkbox"/> Lot Split <sup>3,4</sup>	<input type="checkbox"/> Lot Consolidation <sup>3,4</sup>
	<input type="checkbox"/> Other: <sup>1</sup> Provide Construction Drawings and/or Structural calculations <sup>2</sup> Provide Detailed Business Plan <sup>3</sup> Provide Legal Description <sup>4</sup> Provide Lot Split / Consolidation Plat and Mylar		
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APPLICANT SIGNATURE	STEVEN METCALF	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	2/16/22
---------------------	----------------	--	------	---------

Approved for March 7th Agenda   
Email sent 2-23-2022

**Prepared By and Mail To:**

Jonathan M. Kamin, Esquire  
Goldberg, Kamin & Garvin, LLP  
1806 Frick Building  
437 Grant Street  
Pittsburgh, PA 15219  
(412)281-1119

**RECIPROCAL EASEMENT AGREEMENT**

THIS RECIPROCAL EASEMENT AGREEMENT (hereinafter sometimes referred to as "Agreement") is made this \_\_\_\_\_ day of March, 2022, by GG SHARON CITY 1994 LIMITED PARTNERSHIP, a Pennsylvania limited partnership (hereinafter sometimes referred to as "GG Sharon").

**WITNESSETH:**

WHEREAS, GG Sharon is the fee simple owner of those certain parcels of property located in the City of Brook Park, County of Cuyahoga, and State of Ohio as more particularly described in that certain Limited Warranty Deed dated October 1, 2013 and recorded on October 3, 2013 at Document No. 201310030540 in Cuyahoga County, Ohio (the parcels described in the deed referenced herein are collectively referred to as the "Property"); and

WHEREAS, the Property is commonly known as "Brookgate Shopping Center"; and

WHEREAS, GG Sharon desires to sell a portion of the Property, better known as a portion of Permanent Parcel No. 344-13-001 (hereinafter sometimes referred to as the "Outparcel") to Education Alternatives, an Ohio corporation (hereinafter sometimes referred to as "EA"); and

WHEREAS, the Outparcel is more particularly described in Exhibits "A" and "A-1", which are attached hereto, and are incorporated by reference herein; and

WHEREAS, prior to the sale of the Outparcel to EA, GG Sharon wishes to provide for certain covenants and easements affecting the Property and the Outparcel as more particularly described in this Agreement.

NOW THEREFORE, in consideration of the mutual benefits inuring to the owners and occupants of both the Property and the Outparcel, and intending to be legally bound hereby, GG Sharon hereby declares the following:

1. Grant of Access Easement. GG Sharon hereby dedicates for the benefit of each and every person and entity now or hereafter owning any part of the Outparcel and/or the Property, and their heirs, personal representatives, successors and assigns, and their tenants, and their officers, directors, employees, agents, contractors, customers, vendors, suppliers, invitees, licensees, subtenants and concessionaires (collectively the "Permittees") a non-exclusive, perpetual access easement over and across the Outparcel, and to and from the remaining portion of the Property, in the area as depicted on Exhibit A-1 (the "Access Easement"). This Access Easement shall be for pedestrian and vehicular access to and from the Outparcel and/or the Property. The Access Easement shall not be diminished or obstructed in any manner, and shall remain at all times open to the Permittees. The rights granted herein shall include the right of access, ingress and/or egress from Hummel Road.

2. Grant of Utility Easement. The Permittees shall have the right to use such portions of the Access Easement, as may be reasonably necessary, for the installation, maintenance, repair, and/or replacement of utilities which are necessary to service the Outparcel and/or the Property. Provided however, that: (a) all utilities must be installed underground; (b) except in the case of an emergency, any owner wishing to install utilities in the Access Easement shall provide at least fourteen (14) days prior written notice of its intention to perform any utility work in the Access Easement; (c) to the greatest extent possible, all utility work in the Access Easement shall be performed after operating hours; (d) the owner and/or agent utilizing the Access Easement for the installation of utilities shall fully restore the Access Easement back to its condition immediately prior to its disturbance once its work is completed; (e) any contractor performing work within the Access Easement shall, prior to the commencement of such work, provide the owner of the Outparcel with a Certificate of Insurance naming such property owner as an "Additional Insured" and shall have a Comprehensive General Liability Insurance Policy with limits of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate insuring against liability for property damage and/or bodily injury, including death.

3. Maintenance of Access Easement. The owner of the Outparcel shall be responsible for the maintenance, repair, and/or replacement of Access Easement and the improvements located therein. The owner of the Outparcel shall maintain the Access Easement in the same manner as the owner of the Property maintains its access to the Property. Except in the event of (a) work performed in the Access Easement by the owner of the Property or the Permittees, or (b) damage caused by the Permittees to the Access Easement, the owner of the Property shall not have any responsibility for the maintenance of the Access Easement whatsoever. Notwithstanding the foregoing, in the event that the owner of the Outparcel fails to properly maintain the Access Easement (which includes, but is not limited to, the removal of snow and ice therefrom), the owner of the Property shall have the right to maintain the same, and shall have the right to bill the owner of the Outparcel for its costs and expenses associated therewith including a ten percent (10%) management fee (the "Maintenance Charges"). The owner of the Outparcel shall pay such Maintenance Charges within thirty (30) days of receipt of the statement for the same. Any unpaid Maintenance Charges shall accrue interest at a rate of ten percent (10%) per annum, and the owner of the Property shall be entitled to recover its reasonable attorneys fees should it be forced to commence a legal action to collect such Maintenance Charges from the owner of the Outparcel.

4. Insurance. The owner of the Property shall maintain a Comprehensive General Liability Insurance Policy with limits of not less than \$2,000,000.00 per occurrence and \$5,000,000.00 in the aggregate insuring against liability for property damage and/or bodily injury, including death associated with its use of the Access Easement. The insurance policy shall not have a



deductible in excess of \$50,000.00, and shall name the owner of the Outparcel as an "Additional Insured". The owner of the Property shall provide a Certificate of Insurance to the owner of the Outparcel by no later than January 15<sup>th</sup> of each year.

5. Indemnification. Each property owner shall indemnify, defend, and hold the other property owner, and their respective officers, directors, and employees, harmless of and from any and all losses, costs, damages, expenses (including reasonable attorneys' fees) and any other liabilities arising by reason of injury (including death) to any persons, damage to any property, any claims of liens for work performed, materials or supplies furnished arising out of or in connection with the use by the indemnifying party, its agents, representatives, employees, contractors and licensees, of the rights granted to it herein, or the performance by such party of its obligations hereunder (collectively, a "Loss"); provided however, that no property owner shall be indemnified for any Loss arising out of or in connection with its own negligence, or willful misconduct, or that of its agents, representatives, employees, contractors, tenants, invitees, or licensees. Additionally, to the extent that such loss is covered by insurance, then the indemnity obligation hereunder shall extend only to the amount of the deductible that had to be paid by the party suffering the loss.

6. Breach, Right-To-Cure. If any owner who is a beneficiary of this Agreement should default with respect to any of its obligations hereunder (the "Defaulting Party"), and shall fail, within thirty (30) days (or two (2) business days if such default results in either an Emergency, or a property not being accessible from a public road) after delivery of written notice from the non-defaulting property owner (the "Complaining Party") to (a) cure such default or (b) commence the curing thereof (in the case of a default which cannot be completely cured within such thirty (30) day or two (2) business day period, as applicable), or thereafter fail to continue to curative action diligently until the completion of such cure within a reasonable time period (collectively, a "Default"), then the Complaining Party shall have the right, in addition to the other rights and remedies which may be available at law or equity, to cure such Default for the account of the Defaulting Party, and thereupon the Complaining Party shall be entitled to reimbursement by the Defaulting Party for the reasonable costs and expenses (including reasonable attorneys' fees) so incurred, plus interest at the rate of ten percent (10%) per annum. As used herein, the term "Emergency" shall refer to a condition which threatens imminent substantial damage or destruction to real or personal property, or which creates an imminent risk of personal injury. Nothing contained herein shall be construed to be a limitation on any of the rights of the property owners, in either law or equity, and all such rights and/or remedies shall be cumulative.

7. Covenants to Run With the Land. All of the provisions hereof shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, successors in interest, assigns and personal representatives. All of the provisions hereof shall be equitable servitudes and covenants running with both the Property and the Outparcel.

8. No Partnership or Joint Venture. None of the provisions hereof shall be deemed to have created a partnership or joint venture between the owners of their respective properties.

9. Cancellation or Modification. This Agreement may only be modified or cancelled in whole or in part only by a written instrument executed by all of the then record owners of the Property and the Outparcel, and, to the extent required by any loan documents, the consent of the then holders of any mortgage lien affecting all or any portion of the Property or the Outparcel.

10. Severability. If any provision hereof is found to be invalid, the remaining agreements shall be construed in so far as possible to be valid.

11. No Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property or Outparcel to the general public, for the general public, or for any public use whatsoever, it being the intention of and understanding of the parties hereto, and nothing contained herein shall confer upon any person, other than the parties hereto and their successors and assigns any rights or remedies under or by reason of this Agreement.

12. Captions. The paragraph captions of this Agreement are for convenience only and shall not be considered or referred to in resolving questions of interpretation and construction.

13. Estoppel Certificates. Within twenty (20) days following a written request, any property owner shall deliver to the requestor (or to any prospective buyer or mortgagee of all or any portion of the property then owned by any property which is subject to this Agreement) an estoppel certificate which states (a) whether any monetary default then exists under this Agreement or, to the best of such property owner's knowledge, whether any other default exists under this Agreement and, if so, describing in reasonable detail the nature and extent of such default; (b) whether this Agreement has been amended, modified, or otherwise supplemented and, if so, attaching a copy of any such amendment, modification or supplement; (c) that such property owner agrees to provide any such buyer or mortgagee at the address actually disclosed to such party in writing with a copy of any notice required to be delivered hereunder; and (d) such other matters as may be reasonably acceptable to the party executing such certificate.

14. Notices. All notices, demands, requests, consents, approvals and other communications ("Notice" or "Notices") hereunder shall be in writing and delivered by personal delivery, courier or messenger service, express or overnight mail, or by registered or certified mail, return receipt requested and postage prepaid, addressed to the respective parties as follows:

If to GG Sharon:	Robert I. Glimcher, President GG SHARON CITY 1994 LIMITED PARTERSHIP c/o Glimcher Group, Inc. 500 Grant Street, Suite 2000 Pittsburgh, PA 15219
------------------	---

15. Entire Agreement. This Agreement represents the entire agreement between the Parties relating to the subject matter contained herein.

GG SHARON CITY 1994  
LIMITED PARTERSHIP:

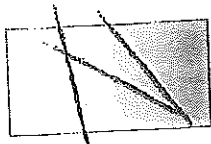
By: GG SHARON CITY 2014, LLC  
a Pennsylvania limited liability company  
Its: General Partner

Title: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF ALLEGHENY )

IN WITNESS WHEREOF, I have set my hand and official seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

My Commission Expires:



**NEFF**  
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors

Legal Description  
**Brookgate Shopping Center**  
**Remainder - Parcel "A"**  
February 16, 2022  
File No. 13693C-LD001  
Page 1 of 1

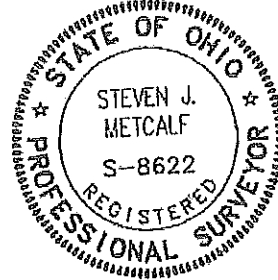
Situated in the City of Brookpark, County of Cuyahoga, and State of Ohio and known as being Parcel "A" in the "Lot Split Plat for Sharon City 1994 Limited Partnership", being part of Original Middleburg Township Lot no. 4, Section No. 1 as shown by the recorded plat in A.F.N. \_\_\_\_\_ of Cuyahoga County Records and containing 6.2602 Acres (272,693 Square Feet) of land as surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff and Associates, Dated February, 2022.

Be the same more or less, but subject to all legal highways and easements of record.

Being also known as Cuyahoga County Parcel No. \_\_\_\_\_

Monuments described as "iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc #8622".

Steven J. Metcalf  
Registered Surveyor No. 8622-Ohio





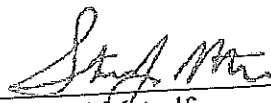
Legal Description  
Brookgate Shopping Center  
Remainder - Parcel "B"  
February 16, 2022  
File No. 13693C-LD002  
Page 1 of 1

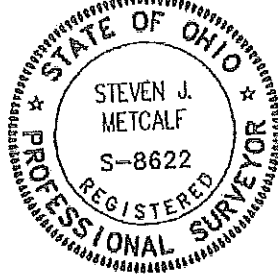
Situated in the City of Brookpark, County of Cuyahoga, and State of Ohio and known as being Parcel "B" in the "Lot Split Plat for Sharon City 1994 Limited Partnership", being part of Original Middleburg Township Lot no. 4, Section No. 1 as shown by the recorded plat in A.F.N. \_\_\_\_\_ of Cuyahoga County Records and containing 0.9636 Acres (41,989 Square Feet) of land as surveyed by Steven J. Metcalf, Registered Surveyor No. 8622-Ohio of Neff and Associates, Dated February, 2022.

Be the same more or less, but subject to all legal highways and easements of record.

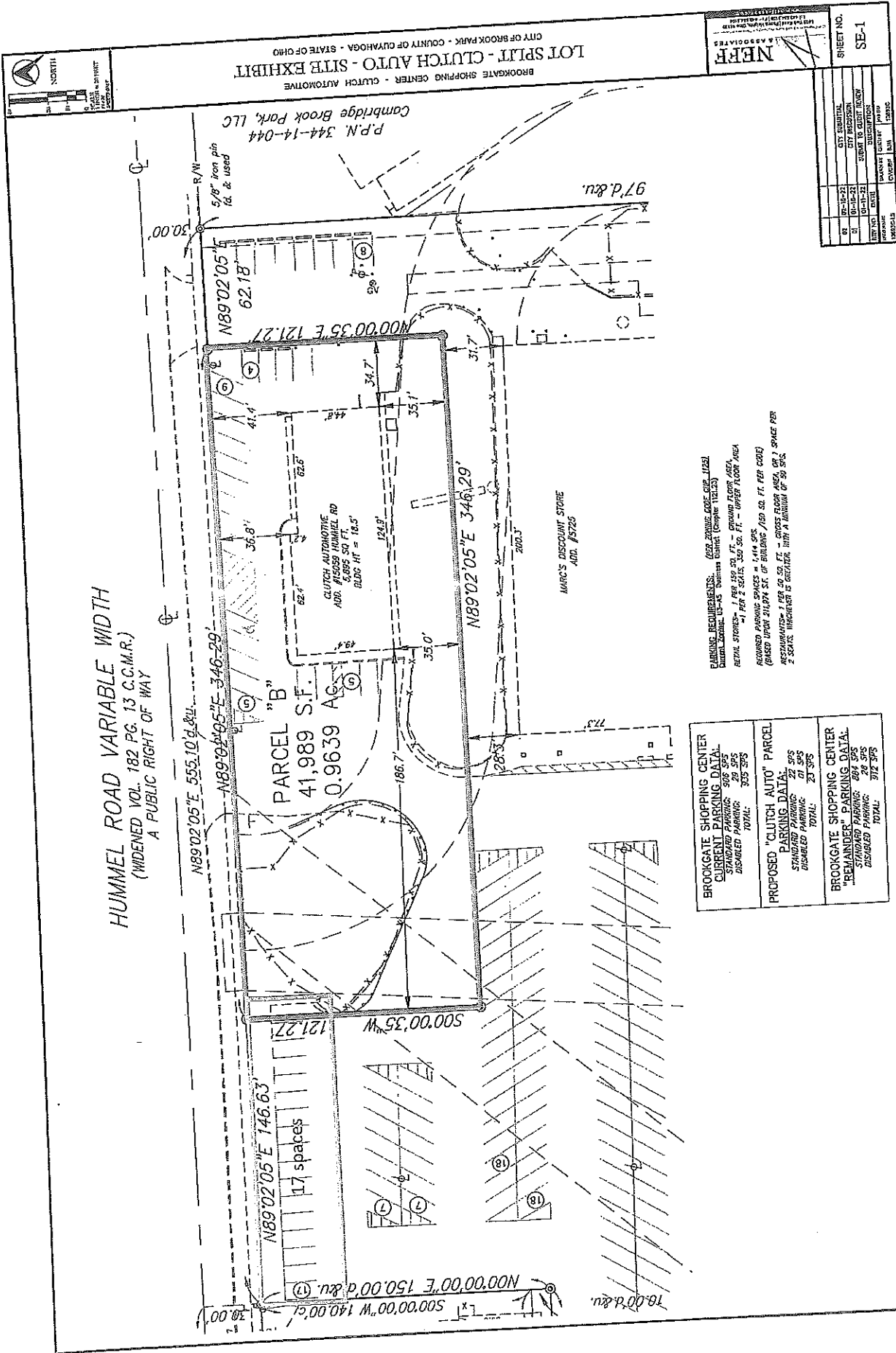
Being also known as Cuyahoga County Parcel No. \_\_\_\_\_

Monuments described as "iron pin set" are 5/8" x 30" rebar capped "Neff & Assoc #8622".

  
Steven J. Metcalf  
Registered Surveyor No. 8622-Ohio







BROOKGATE SHOPPING CENTER	
CURRENT PARKING DATA:	
STANDARD PARKING:	508 SPs
DISABLED PARKING:	29 SPs
TOTAL:	537 SPs

PROPOSED "CLUTCH AUTO" PARCEL	
PARKING DATA:	
STANDARD PARKING:	28 SPs
DISABLED PARKING:	01 SPs
TOTAL:	29 SPs

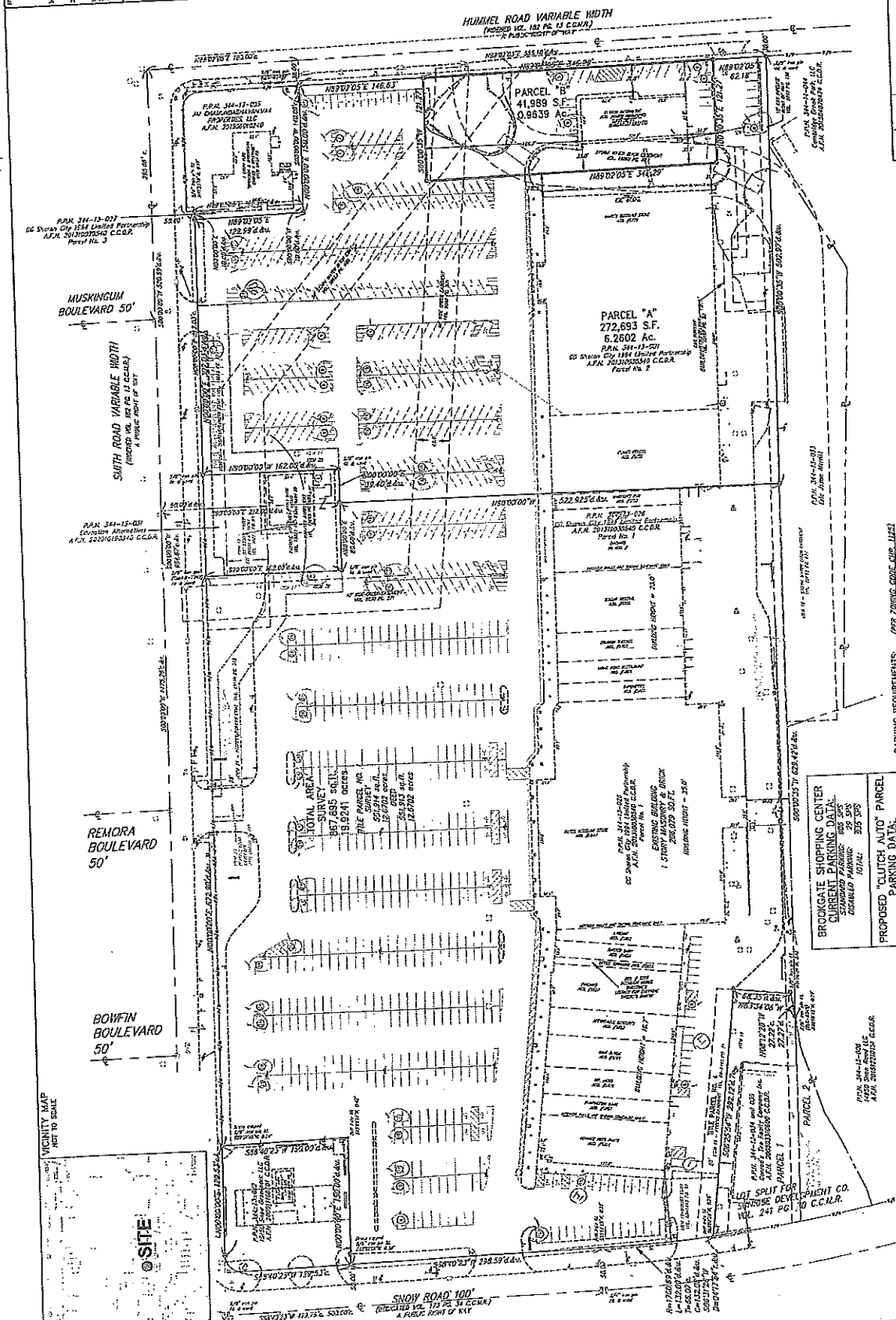
  

BROOKGATE SHOPPING CENTER	
"REMAINDER" PARKING DATA:	
STANDARD PARKING:	894 SPs
DISABLED PARKING:	71 SPs
TOTAL:	965 SPs

**PARKING REQUIREMENTS:** (PER ZONING CODE CHAP. 112.03)  
 MINIMUM ZONING: U.S.-45 Business District (CHAP. 112.03)  
 RETAIL STORES: 1 PER 150 SQ. FT. - GROUND FLOOR AREA,  
 1 PER 250 SQ. FT. - UPPER FLOOR AREA  
 RESTAURANTS: 1 PER 50 SQ. FT. - GROUND FLOOR OF 50 SQS.  
 2 SPACES. WAREHOUSE IS GREATER, WITH A MINIMUM OF 2 SPACES.  
 STORMWATER STORAGE SPACE: 1,114 SQS.  
 (BASED UPON 24,194 SQ. FT. OF BUILDING / 150 SQ. FT. PER CODE)

DATE	TIME	TO	FROM	BY	REMARKS
07-10-22	02				CITY SUBMITAL
01-10-22	01				CITY DISCUSSION
01-11-22					SUBMIT TO CLIENT REVIEW
					DISCUSSION
					DISCUSS BY CLIENT AT 10:00
					COVERED BY 10:00
					10:00

MEET NO. SE-1



945

620

**CINITY MAP  
NOT TO SCALE**

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Planning

CITY OF BROOK PARK, OHIO

Resolution No. \_\_\_\_\_

Introduced By: COUNCIL AS A WHOLE

A RESOLUTION  
GRANTING A 8' HEIGHT VARIANCE TO CONSTRUCT A NEW CLASS-A SELF  
STORAGE FACILITY "THE SPACE SHOP" AND GRANTING A CONDITIONAL USE  
PERMIT TO CONSTRUCT AND OPERATE A NEW CLASS-A SELF STORAGE  
FACILITY LOCATED AT 14571 SNOW ROAD, BROOK PARK, OHIO, IN THE U3-A  
ZONE, AND DECLARING AN EMERGENCY

WHEREAS, Jason Linscott of Stein Investment Group, filed an application for a conditional use permit with the Brook Park Planning Commission; and

WHEREAS, the conditional use requested is to a construct and operate "the Space Shop Self Storage" located in the U3-A Zone; and

WHEREAS, the request for a conditional use permit was presented at a public hearing on March 7, 2022, to the Brook Park Planning Commission, which referred this matter to Council with certain conditions for approval and recommended the waiver of requirements set forth in Section 1121.36(c) of the Brook Park Codified Ordinances.

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

SECTION 1: The Council of the City of Brook Park finds that the proposed conditional use permit requested is appropriate in the location for which it is proposed and grants a conditional use permit to operate a new Class A self-storage facility, with an 8' height variance.

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 for the further purpose of granting a conditional use permit for the construction and operation of a self-storage facility; therefore, 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



# CITY OF BROOK PARK

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

EMAIL [buildingdept@cityofbrookpark.com](mailto: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	03/08/22
Re	Planning Commission Recommendation		

The following requests were approved at the Monday – March 7, 2022 Planning Commission meeting and should be forwarded to City Council for final action. If I can be of any further assistance, please do not hesitate to contact me.

Thank you,

*Katie DeSan*

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

1. Agent, Steven Metcalf of Neff and Associates – Requests approval of the proposed Lot Split “Parcel B – Clutch Auto,” from PPN 344-13-001 located in the U3-A5 Zone. | If approved, request will be forwarded to City Council for final action |

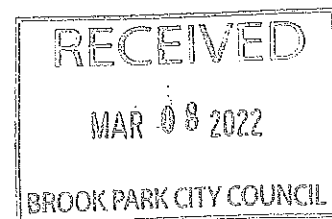
### APPLICANT INFORMATION:

Steven Metcalf  
c/o Neff & Associates  
6405 York Road  
Parma Heights, Ohio 44130  
440.884.3100  
[smetcalf@neff-assoc.com](mailto:smetcalf@neff-assoc.com)

2. Agent, Jason Linscott of Stein Investment Group - Requests the following approvals to construct a new Class-A Self Storage Facility “The Space Shop” at 14571 Snow Road, located in the U3-A Zone
  - A. Request project & aesthetic approval
  - B. Request a Conditional Use Permit to construct and operate “The Space Shop Self Storage”  
| If approved, request will be forwarded to City Council for final action |

### APPLICANT INFORMATION:

Jason Linscott  
c/o Stein Investments  
5607 Glenridge Drive, Suite 200  
Atlanta, GA 30342  
770.580.2472  
[jason@steininvest.com](mailto:jason@steininvest.com)





# CITY OF BROOK PARK

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

EMAIL [buildingdept@cityofbrookpark.com](mailto:buildingdept@cityofbrookpark.com)  
OFFICE 216.433.7412

March 8, 2022

Jason Linscott  
c/o Stein Investment Group  
5607 Glenridge Drive, Suite 200  
Atlanta, GA 30342

Please be advised,

The following: Agent, Jason Linscott of Stein Investment Group - Requests an 8' height variance to construct a new Class-A Self Storage Facility "The Space Shop" at 14571 Snow Road, located in the U3-A Zone | Ordinance 1121.23 (g) | was **APPROVED** at the City of Brook Park Board of Zoning Appeals meeting held Monday, March 7, 2022.

Additionally, the following: Agent, Jason Linscott of Stein Investment Group - Requests the following approvals to construct a new Class-A Self Storage Facility "The Space Shop" at 14571 Snow Road, located in the U3-A Zone

A. Request project & aesthetic approval

B. Request a Conditional Use Permit to construct and operate "The Space Shop Self Storage" | If approved, request will be forwarded to City Council for final action |

was **APPROVED** at the City of Brook Park Planning Commission meeting also held that evening. This request will be forwarded to City Council for final action. Carol Johnson, Clerk of Council will be in contact with you to provide further direction.

Please note, *if approved by City Council*, applicable permit applications, drawings and fees must be submitted to the Building Department for final review/approval; **ALL contractors/sub-contractors must register and Permits must be obtained PRIOR to any work beginning on this project.** Additionally, in accordance with Section 1101.09 of the City of Brook Park Ordinances:

- (a) After any project is approved by the Planning Commission, the person applying for such approval shall commence with construction not more than nine months after said approval or such approval shall be deemed revoked by the Commission.
- (b) All persons granted approval on projects by the Planning Commission shall apply for a permit with the Building Commissioner within 60 days of said approval; any person who has not applied for said permit shall have said approval revoked and may return to the Planning Commission for re-approval. (Ord. 9140-2004. Passed 10-19-04.)

If you require any further assistance, please do not hesitate to contact the Building Department Office.

Sincerely yours,

**Katie DeSan**  
Planning & Zoning Secretary  
CITY OF BROOK PARK BUILDING DEPARTMENT

Cc: [jason@steininvest.com](mailto:jason@steininvest.com) | [jeffm@rcgventures.com](mailto:jeffm@rcgventures.com) | [sam@rebeldevelop.com](mailto:sam@rebeldevelop.com) | file

**EUTHENICS INC.**  
CONSULTING ENGINEERS



8235 Mohawk Drive, Cleveland, OH 44136 • www.euthenics-inc.com • Telephone (440) 260-1555 • Facsimile (440) 260-1544

**MEMO**

TO: Braden Thomas, Building Commissioner  
FROM: Edward R. Piatak, P.E., Consulting City Engineer  
DATE: February 21, 2022 **3.7.22**  
SUBJECT: 14571 Snow Road - Space Shop (Former Bally's Building) - Planning Commission  
CC: **NB # 2**

Mr. Thomas:

I have reviewed the Planning Commission Application (March meeting) for the above referenced project at the former Bally's Total Fitness Site (14571 Snow Road) and offer the following comments:

1. Recommend Lot Consolidation Plat be prepared as part of the proposed project.
2. Proposed "Covered Drop-Off Canopy" may impede access of firefighting equipment around southeast corner of the building.
3. The ability to construct any future parking will be hindered by the presence of an existing gas transmission line (and associated gas easement restrictions).
4. Future parking facilities may require additional storm water management facilities.
5. Verify turning radii (car and truck) for 90° driveway bends at the northeast and southeast building corners.
6. Recommend the removal of existing asphalt parking areas on PPN 344-14-035 and 344-14-041 easements that are no longer necessary to accommodate the needs of the proposed Space Shop Project.
7. Confirm with Fire Department as to the need for hydrants in the rear of the site/building.
8. Storm Water Management calculations are to be submitted with final plans to confirm compliance with the Codified Ordinances.
9. Final Site Plan is subject to revision based on review of final plans and storm water management calculations.

**EUTHENICS, INC.**

*Edward R. Piatak*

Edward R. Piatak, P.E.

Consulting City Engineer

F:\Jobs\187\Misc-Plans\2022 Plan Reviews\01 Planning Commission\03 March\14571 Snow Road - Space Shop Storage\Thomas Memo 02212022.docx

**OFFICERS**

A. R. PIATAK, PE, PRESIDENT • E. R. PIATAK, PE, VICE PRESIDENT, TREASURER • D. T. BENDER, PE, VICE PRESIDENT • M. M. PILAT, PE, SECRETARY • A. N. CHUCRAY, PE  
**ASSOCIATES**  
R. A. BENDER • R. S. WASOSKY, PE, PS • M. E. KIMBERLIN, PE, PS • M. R. COSGRIFF, PE • L. A. BAKER, PE • B. P. SOPKO, PE • J. M. ZARANEC, PS



## CITY OF BROOK PARK

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

EMAIL [buildingdept@cityofbrookpark.com](mailto:buildingdept@cityofbrookpark.com)  
OFFICE 216.433.7412

February 25, 2022

Jason Linscott  
c/o Stein Investment Company  
5607 Glenridge Drive, Suite 200  
Atlanta, GA 30342

Please be advised,

The following appears on the City of Brook Park Board of Zoning Appeals Agenda: Agent, Jason Linscott of Stein Investment Group - Requests an 8' height variance to construct a new Class-A Self Storage Facility "The Space Shop" at 14571 Snow Road, located in the U3-A Zone | Ordinance 1121.23 (g)

Additionally, the following appears on the City of Brook Park Planning Commission Agenda: Agent, Jason Linscott of Stein Investment Group - Requests the following approvals to construct a new Class-A Self Storage Facility "The Space Shop" at 14571 Snow Road, located in the U3-A Zone

- A. Request project & aesthetic approval
- B. Request a Conditional Use Permit to construct and operate "The Space Shop Self Storage" |  
If approved, request will be forwarded to City Council for final action |

The Board of Zoning Appeals meeting will be held on Monday – March 7, 2022 at 7:00<sup>PM</sup> in Brook Park City Council Chambers (located inside the John A. Polonye Community Center at 17400 Holland Road); the Planning Commission portion will be held at the immediate conclusion of the Zoning Meeting. It will be necessary for you to attend these meetings to answer any questions the Commissions may have relating to your requests.

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: [jason@steininvest.com](mailto:jason@steininvest.com) | [sam@rebeldevelop.com](mailto:sam@rebeldevelop.com) | file

[rebel@rebeldevelop.com](mailto:rebel@rebeldevelop.com)

**EMAIL REQUEST TO LEGAL DEPARTMENT:**  
legalnotice@advance-ohio.com

**DATE TO RUN NOTICE:**  
March 4, 2022

**CONTACT:**  
Katie DeSan, City of Brook Park – Building Department  
5590 Smith Road | Brook Park | OH | 44142  
P 216.433.7412 | F 216.433.4117  
**\*Please email draft of notice and invoice to: [kdesan@cityofbrookpark.com](mailto:kdesan@cityofbrookpark.com)**

### **PUBLIC NOTICE**

Pursuant with City of Brook Park Ordinance 1121.34, a Public Hearing of the Planning Commission will be held March 7, 2022 at 17400 Holland Road (at the conclusion of 7:00<sup>P.M.</sup> Zoning meeting), to consider: *Agent, Jason Linscott of Stein Investment Group - Requests the following approvals to construct a new Class-A Self Storage Facility "The Space Shop" at 14571 Snow Road, located in the U3-A Zone A. Request project & aesthetic approval B. Request a Conditional Use Permit to construct and operate "The Space Shop Self Storage" | If approved, request will be forwarded to City Council for final action |* For details contact Katie DeSan, Planning Commission Secretary 216.433.7412

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

02/17/22 11:26AM \*\*  
000000 #9163 CLERK 1

\*COPY\*  
2 @ \$75.00  
\$150.00

MISC.

CHECK

\$150.00

## CITY OF BROOK PARK

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


www.cityofbrookpark.com/building-department  
Office 216.433.7412

# PLANNING COMMISSION APPLICATION

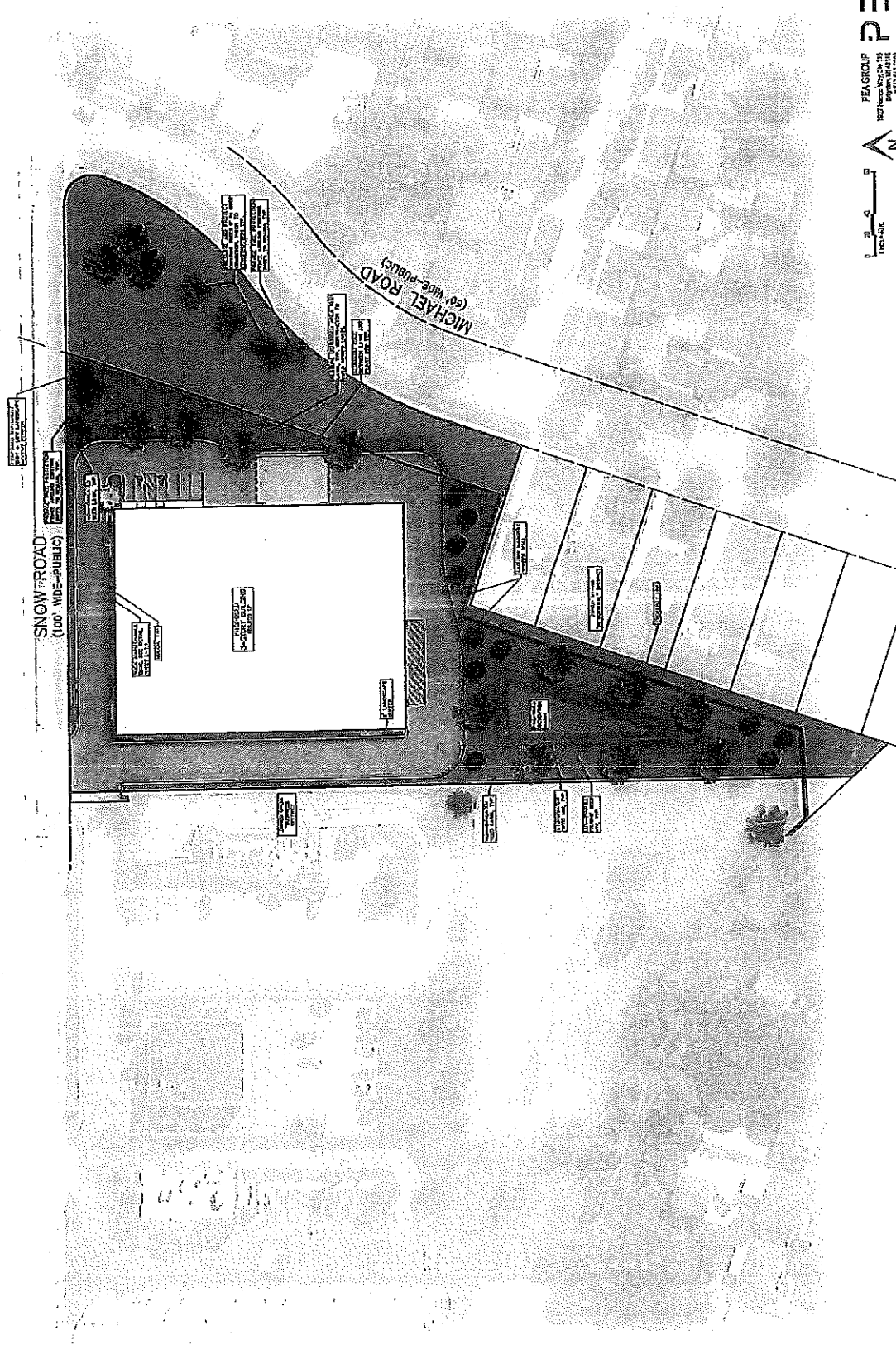
14571 Snow Road, Brook Park, OH 44142	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	ZONE	-----
344-14-042 & 344-15-177	BUSINESS NAME (If Applicable)	Former Bally's Total Fitness Building	

PROPERTY OWNER NAME(S)	Fitness Group Investment, LLC & George Family Enterprises, Ltd.			<input type="checkbox"/> Will Attend Meeting
Phone #	440-724-3594	Email	sam@rebeldevelop.com	
Street Address	18605 Detroit Avenue	City	Lakewood	Zip 44107
AGENT/CONTACT PERSON NAME(S)	Stein Investment Company / Jason Linscott			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	770-580-2472	Email	jason@steininvest.com	
Street Address	5607 Glenridge Dr, Suite 200	City	Atlanta	Zip 30342

APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project <sup>2</sup>	<input checked="" type="checkbox"/> Conditional Use Permit <sup>2</sup>	
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard <sup>1</sup>	<input type="checkbox"/> Telecommunication Tower <sup>1</sup>
	<input type="checkbox"/> Re-Zone <sup>3</sup>	<input type="checkbox"/> Lot Split <sup>3,4</sup>	<input type="checkbox"/> Lot Consolidation <sup>3,4</sup>
	<input type="checkbox"/> Other:		
SUMMARY OF REQUEST	<p><sup>1</sup> Provide Construction Drawings and/or Structural calculations <sup>2</sup> Provide Detailed Business Plan <sup>3</sup> Provide Legal Description <sup>4</sup> Provide Lot Split / Consolidation Plat and Mylar</p> <p>Applicant requests a Conditional Use Permit and is contemporaneously requesting corresponding variances to allow for a Class-A Self-Storage facility in the existing U-3A Business District under Section 1121.23(o)(2) when self-storage facilities are not a specifically listed use in the Zoning Ordinance but similar in character and operation to the uses so listed and otherwise in conformance with the regulations.</p>		

APPLICANT SIGNATURE		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	2.15.2022
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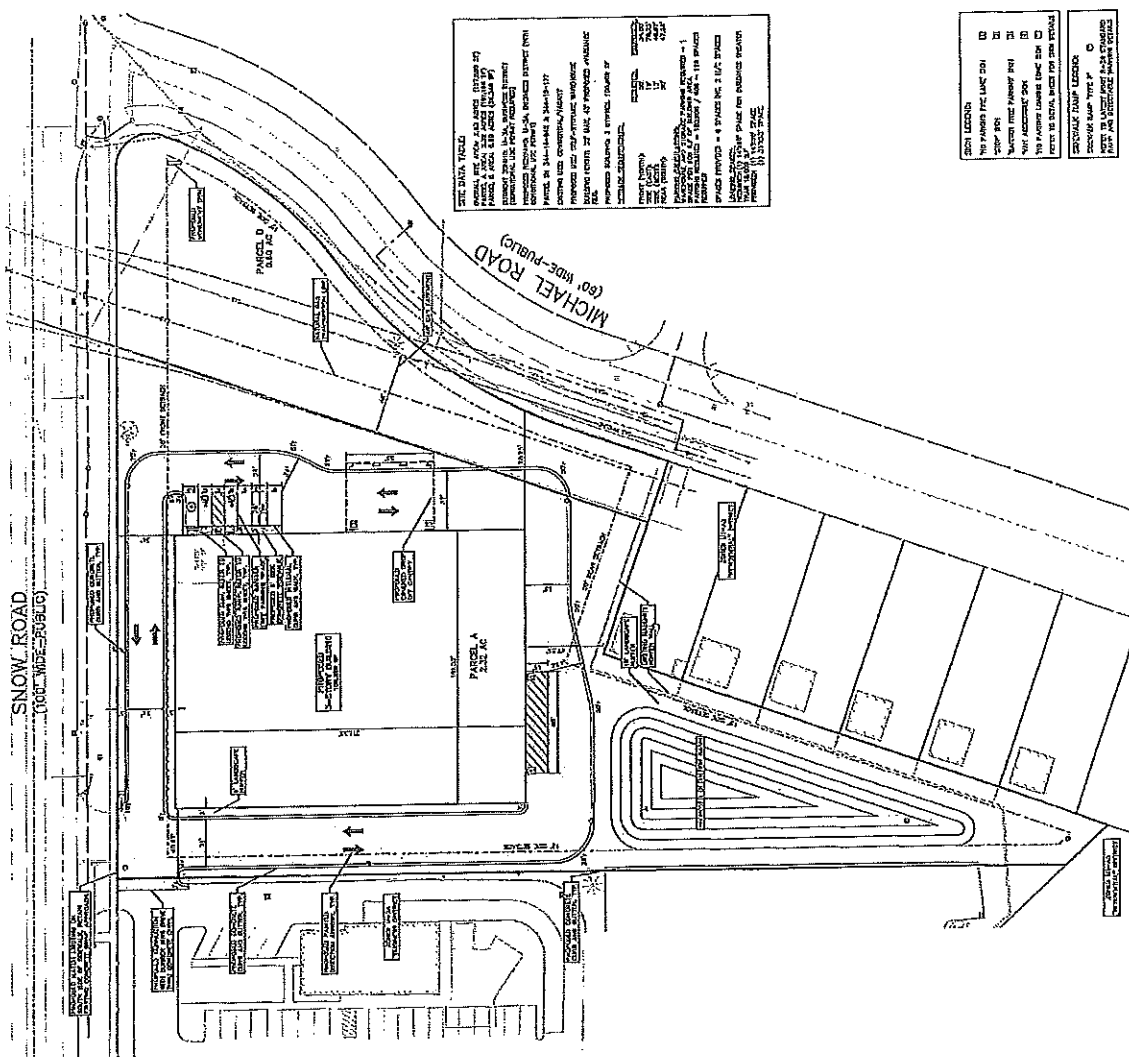


# THE SPACE SHOP

PEA GROUP  
1827 New York Ave. S.W.  
Silver Spring, MD 20910  
Tel: 301.584.6273  
www.peagroup.com



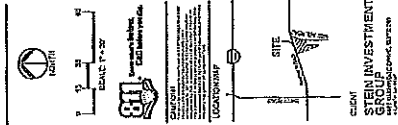
Brook Park, OH | November, 2021



**PEA GROUP**  
1184812040  
www.peagroup.com

**LEGEND**

EXISTING	PROPOSED
1. EXISTING LOT LINES	1. PROPOSED LOT LINES
2. EXISTING DRIVEWAYS	2. PROPOSED DRIVEWAYS
3. EXISTING SIDEWALKS	3. PROPOSED SIDEWALKS
4. EXISTING CURBS	4. PROPOSED CURBS
5. EXISTING STREETS	5. PROPOSED STREETS
6. EXISTING UTILITIES	6. PROPOSED UTILITIES
7. EXISTING TREES	7. PROPOSED TREES
8. EXISTING FENCES	8. PROPOSED FENCES
9. EXISTING SIGNAGE	9. PROPOSED SIGNAGE
10. EXISTING LANDSCAPE	10. PROPOSED LANDSCAPE
11. EXISTING PAVING	11. PROPOSED PAVING
12. EXISTING CONCRETE	12. PROPOSED CONCRETE
13. EXISTING ASPHALT	13. PROPOSED ASPHALT
14. EXISTING GRAVEL	14. PROPOSED GRAVEL
15. EXISTING SOIL	15. PROPOSED SOIL
16. EXISTING ROCK	16. PROPOSED ROCK
17. EXISTING SAND	17. PROPOSED SAND
18. EXISTING SLOPE	18. PROPOSED SLOPE
19. EXISTING ELEVATION	19. PROPOSED ELEVATION
20. EXISTING DRAINAGE	20. PROPOSED DRAINAGE
21. EXISTING FLOODING	21. PROPOSED FLOODING
22. EXISTING WIND	22. PROPOSED WIND
23. EXISTING TEMPERATURE	23. PROPOSED TEMPERATURE
24. EXISTING HUMIDITY	24. PROPOSED HUMIDITY
25. EXISTING AIR QUALITY	25. PROPOSED AIR QUALITY
26. EXISTING NOISE	26. PROPOSED NOISE
27. EXISTING VIBRATION	27. PROPOSED VIBRATION
28. EXISTING LIGHT	28. PROPOSED LIGHT
29. EXISTING SOUND	29. PROPOSED SOUND
30. EXISTING SCENT	30. PROPOSED SCENT
31. EXISTING TASTE	31. PROPOSED TASTE
32. EXISTING TOUCH	32. PROPOSED TOUCH
33. EXISTING FEEL	33. PROPOSED FEEL
34. EXISTING SMELL	34. PROPOSED SMELL
35. EXISTING TASTE	35. PROPOSED TASTE
36. EXISTING TOUCH	36. PROPOSED TOUCH
37. EXISTING FEEL	37. PROPOSED FEEL
38. EXISTING SMELL	38. PROPOSED SMELL
39. EXISTING TASTE	39. PROPOSED TASTE
40. EXISTING TOUCH	40. PROPOSED TOUCH
41. EXISTING FEEL	41. PROPOSED FEEL
42. EXISTING SMELL	42. PROPOSED SMELL
43. EXISTING TASTE	43. PROPOSED TASTE
44. EXISTING TOUCH	44. PROPOSED TOUCH
45. EXISTING FEEL	45. PROPOSED FEEL
46. EXISTING SMELL	46. PROPOSED SMELL
47. EXISTING TASTE	47. PROPOSED TASTE
48. EXISTING TOUCH	48. PROPOSED TOUCH
49. EXISTING FEEL	49. PROPOSED FEEL
50. EXISTING SMELL	50. PROPOSED SMELL



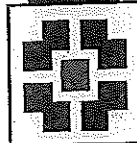
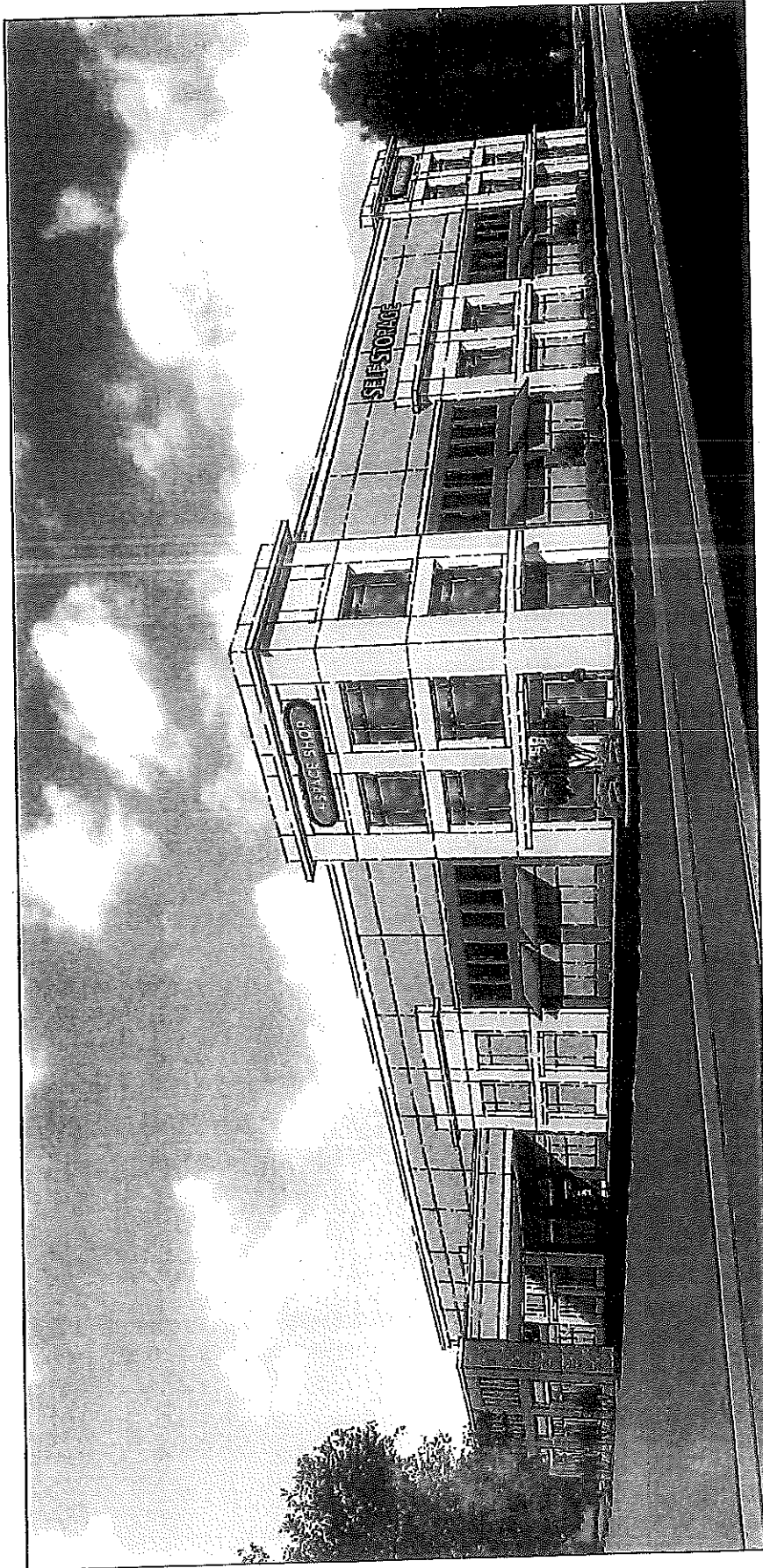
**CLIENT**  
THE SPACE SHOP  
1184812040  
www.space-shop.com

**PROJECT TITLE**  
THE SPACE SHOP  
1184812040  
www.space-shop.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/11/2020	ISSUED FOR PERMIT
2	11/11/2020	ISSUED FOR PERMIT
3	11/11/2020	ISSUED FOR PERMIT
4	11/11/2020	ISSUED FOR PERMIT
5	11/11/2020	ISSUED FOR PERMIT
6	11/11/2020	ISSUED FOR PERMIT
7	11/11/2020	ISSUED FOR PERMIT
8	11/11/2020	ISSUED FOR PERMIT
9	11/11/2020	ISSUED FOR PERMIT
10	11/11/2020	ISSUED FOR PERMIT

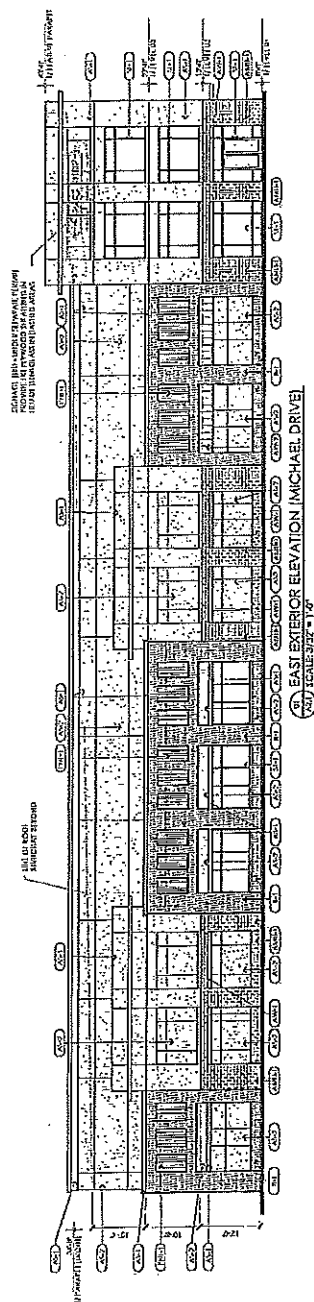
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C-3.0



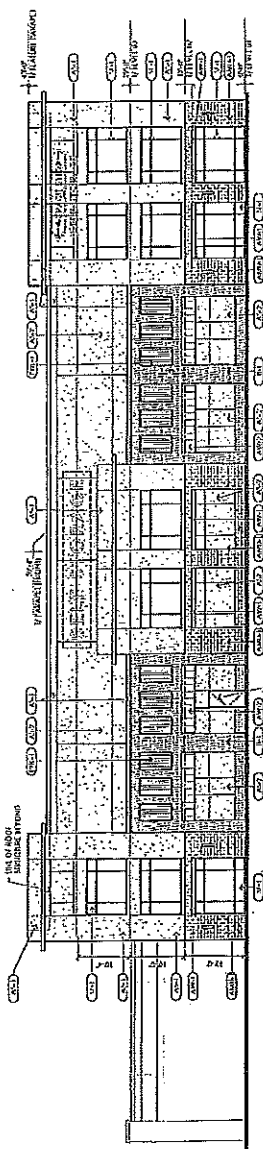
021046  
06/09/21

**PLACE MAKER DESIGN**  
1000 Circle 75 Parkway • Suite 400 • Atlanta, Georgia 30335

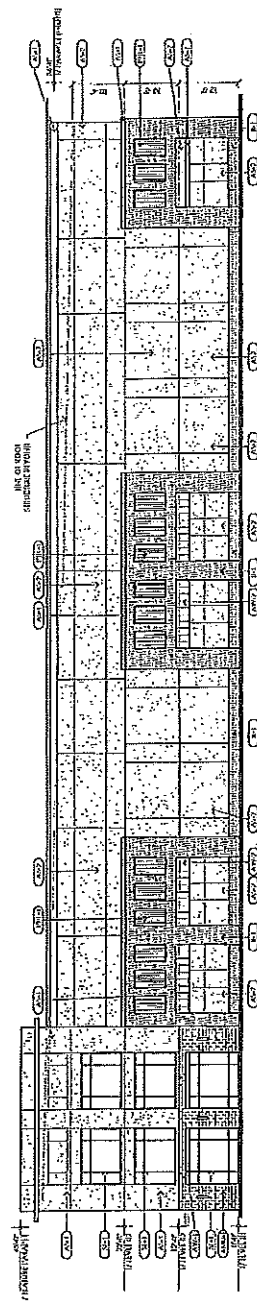
**The Space Shop**  
Brook Park, OH



11 EAST EXTERIOR ELEVATION (MICHAEL DRIVE)



7 NORTH EXTERIOR ELEVATION (SNOW ROAD)  
ANSI SCALE: 1/32" = 1'-0"



WEST EXTERIOR ELEVATION

CATERING SCHEDULE	
1	1. LUNCH 2. AFTERNOON TEA 3. DINNER 4. SUPPER 5. MORNING & AFTERNOON TEA 6. SUPPER 7. MORNING & AFTERNOON TEA 8. SUPPER 9. MORNING & AFTERNOON TEA 10. SUPPER 11. MORNING & AFTERNOON TEA 12. SUPPER 13. MORNING & AFTERNOON TEA 14. SUPPER 15. MORNING & AFTERNOON TEA 16. SUPPER 17. MORNING & AFTERNOON TEA 18. SUPPER 19. MORNING & AFTERNOON TEA 20. SUPPER 21. MORNING & AFTERNOON TEA 22. SUPPER 23. MORNING & AFTERNOON TEA 24. SUPPER 25. MORNING & AFTERNOON TEA 26. SUPPER 27. MORNING & AFTERNOON TEA 28. SUPPER 29. MORNING & AFTERNOON TEA 30. SUPPER 31. MORNING & AFTERNOON TEA 32. SUPPER 33. MORNING & AFTERNOON TEA 34. SUPPER 35. MORNING & AFTERNOON TEA 36. SUPPER 37. MORNING & AFTERNOON TEA 38. SUPPER 39. MORNING & AFTERNOON TEA 40. SUPPER 41. MORNING & AFTERNOON TEA 42. SUPPER 43. MORNING & AFTERNOON TEA 44. SUPPER 45. MORNING & AFTERNOON TEA 46. SUPPER 47. MORNING & AFTERNOON TEA 48. SUPPER 49. MORNING & AFTERNOON TEA 50. SUPPER 51. MORNING & AFTERNOON TEA 52. SUPPER 53. MORNING & AFTERNOON TEA 54. SUPPER 55. MORNING & AFTERNOON TEA 56. SUPPER 57. MORNING & AFTERNOON TEA 58. SUPPER 59. MORNING & AFTERNOON TEA 60. SUPPER 61. MORNING & AFTERNOON TEA 62. SUPPER 63. MORNING & AFTERNOON TEA 64. SUPPER 65. MORNING & AFTERNOON TEA 66. SUPPER 67. MORNING & AFTERNOON TEA 68. SUPPER 69. MORNING & AFTERNOON TEA 70. SUPPER 71. MORNING & AFTERNOON TEA 72. SUPPER 73. MORNING & AFTERNOON TEA 74. SUPPER 75. MORNING & AFTERNOON TEA 76. SUPPER 77. MORNING & AFTERNOON TEA 78. SUPPER 79. MORNING & AFTERNOON TEA 80. SUPPER 81. MORNING & AFTERNOON TEA 82. SUPPER 83. MORNING & AFTERNOON TEA 84. SUPPER 85. MORNING & AFTERNOON TEA 86. SUPPER 87. MORNING & AFTERNOON TEA 88. SUPPER 89. MORNING & AFTERNOON TEA 90. SUPPER 91. MORNING & AFTERNOON TEA 92. SUPPER 93. MORNING & AFTERNOON TEA 94. SUPPER 95. MORNING & AFTERNOON TEA 96. SUPPER 97. MORNING & AFTERNOON TEA 98. SUPPER 99. MORNING & AFTERNOON TEA 100. SUPPER

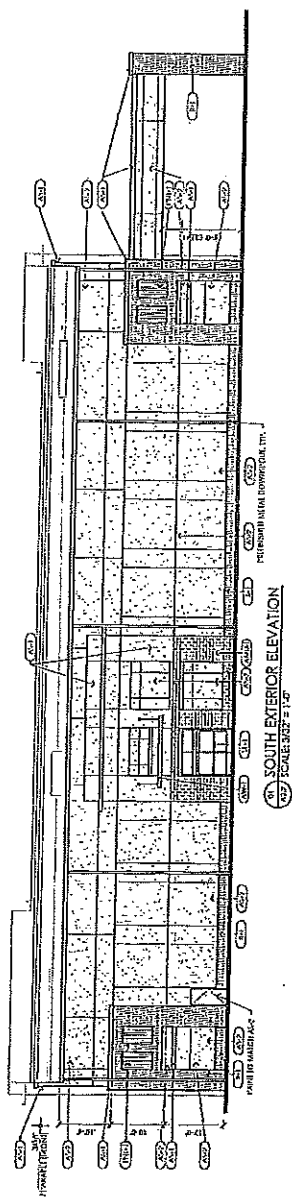


**KEVIN J.  
MAHER  
AIA**

THE SPACE SHOP  
BROOK PARK  
15151 S.W. 104th - 10000 Pk. Blvd.  
STEIN INVESTMENT GROUP

1. *Explain and justify the importance of the following factors in the design of a research study:*

KEVIN J. MAHER, NIA	
1000 W. 10TH AVE	
ATLANTA, GEORGIA 30329	
TEL 404 679 1276	
Telephone	404 679 1276
Fax	404 679 1276
Mobile	404 679 1276
Cellular	404 679 1276
Home	404 679 1276
Work	404 679 1276
Other	404 679 1276
A2.2	



CITY OF BROOK PARK, OHIO

F/C 3-15-22 Service  
CA 4-5-22  
1st R \_\_\_\_\_  
2nd R \_\_\_\_\_  
3rd R \_\_\_\_\_  
C/O \_\_\_\_\_  
*Amended 3-21-22*

ORDINANCE NO: \_\_\_\_\_

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO  
A COMMUNITY COST-SHARE AGREEMENT BY AND BETWEEN  
THE NORTHEAST OHIO REGIONAL SEWER DISTRICT (NEORS D)  
AND THE CITY OF BROOK PARK, FOR THE STORMWATER MCM #6  
IMPLEMENTATION, AND DECLARING AN EMERGENCY

WHEREAS; THE City of Brook Park entered into a regional  
Stormwater Management Program Service (SMP Service Agreement) as  
evidenced by Ordinance No. 10032-2016, passed August 2, 2016 and

WHEREAS, as a component of implementing a regional stormwater  
management program a "Community Cost-Share Account" has been  
created; and

WHEREAS, the Community Cost-Share Account is to provide  
funding to assist the City of Brook Park with the District approved  
project; and

WHEREAS, the District supports the Community Cost-Share  
project proposed by the City of Brook Park to clean approximately  
300 stormwater catch basins and dispose of the approximately 400  
cubic yards of materials. The City will use BFI Lorain Co. Landfill  
to test and dispose of the solid waste that is removed from the  
catch basins. The catch basin cleaning will be done during the  
spring and fall of 2022 and be completed by December 2022; and

WHEREAS, the City will street sweep approximately 500 miles of  
City streets three times during 2022; the City will use City  
equipment and personnel to complete the work. The City will use  
BFI Lorain Landfill to test and dispose of the solid waste that is  
removed from the City streets; and

WHEREAS, no permits will be required to complete the work, the  
materials will be tested by BFI to make sure it is appropriate for  
disposal in a solid waste facility and not a hazardous waste facility a  
facility, and the work being performed will also satisfy the City's  
SWMP under 2015-2019 MS4 Permit obligations; and 2015-2019 MS4 Permit obligations

RECEIVED

WHEREAS, the NEORSR will reimburse funds up to \$200,000.00 to the City for this project.

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

SECTION 1: The Mayor is authorized and directed to execute on behalf of the Municipality a Community Cost-Share project for the Stormwater MCM #6 Implementation, by and between the Northeast Ohio Regional Sewer District and the City of Brook Park, set forth in the Agreement attached hereto as Exhibit "1."

SECTION 2: The money needed for the aforesaid transaction shall be paid from Fund 100.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance 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 action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This Ordinance 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 authorizing the Mayor to enter into an Agreement for a Community Cost-Share Catch Basin Cleaning, Street Sweeping and Landfill testing and Safe Disposal with Northeast Ohio Regional Sewer District; therefore, provided this ordinance 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

THIS WAS  
the City's  
I HEREBY APPROVE THE WITHIN  
INSTRUMENT AS TO LEGAL FORM  
AND CORRECTNESS

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