

**REGULAR CAUCUS MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
TO BE HELD ON TUESDAY, June 13, 2023
7:00 P.M.**

I. ROLL CALL OF MEMBERS:

II. PLEDGE OF ALLEGIANCE:

**III. APPROVAL OF MINUTES OF PRECEDING MEETINGS
REGULAR CAUCUS MEETING MINUTES HELD ON MAY 9, 2023.**

IV. DISCUSSION:

1. AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT THE 2023 RECYCLE OHIO GRANT, AND FOR THE MAYOR TO ADVERTISE FOR BIDS FOR TRASH/RECYCLING RECEPTACLES AND FURTHER AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH THE LOWEST AND/OR BEST BIDDER, AND DECLARING AN EMERGENCY, Introduced by Mayor Orcutt.- PER COUNCIL PRESIDENT VECCHIO.
2. DEPARTMENT OF LIQUOR CONTROL-ELIE CHAHDA, DBA FRONT ROW BBQ, 15119 SNOW ROAD & PATIO BROOK PARK, OH 44142, **C TRFO 2455116-0005 POSTMARK DATE: 6/23/23.-** PER COUNCIL PRESIDENT VECCHIO.
2. ALTERNATIVE TAX BUDGET- PER COUNCIL PRESIDENT VECCHIO.

V. LEGISLATIVE COMMITTEE- CHAIRWOMAN, COYNE

1. AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 1121.37 OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED 'U-6 COMMERCIAL, RESEARCH AND DEVELOPMENT DISTRICT,' AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt. **Moved by motion from Caucus Prior June 6, 2023.**

VI. PLANNING COMMITTEE- CHAIRMAN, TROYER

1. REQUEST APPROVAL FOR A CONDITIONAL USE PERMIT FOR SHORT TERM LEASING AT 14126 HEATHERWOOD DRIVE| LOCATED IN A U1-A4 ZONING DISTRICT.

VII. ADJOURNMENT

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT THE 2023 RECYCLE OHIO GRANT, AND FOR THE MAYOR TO ADVERTISE FOR BIDS FOR TRASH/RECYCLING RECEPTACLES AND FURTHER AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH THE LOWEST AND/OR BEST BIDDER, AND DECLARING AND EMERGENCY

WHEREAS, the City of Brook Park applied for a grant with the Ohio Environmental Protection Agency for the 2023 Recycle Ohio Grant and was awarded a grant in the amount of \$40,782.00.

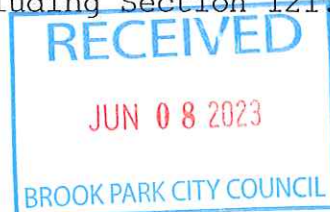
NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The Council of the Grantee (the "Council") finds and determines that it is in the best interest of the Grantee to enter into a Grant Agreement to accept the 2023 Recycle Ohio Grant in the amount of \$40,782.00 and authorize the Mayor to execute the Grant Agreement to accept the Ohio EPA funds.

SECTION 2: The Mayor is hereby authorized to advertise for bids for trash/recycling receptacles, and the Mayor is further authorized to enter into a contract with the lowest and/or best bidder for trash/recycling receptacles.

SECTION 3: The money needed for aforesaid program shall be paid by the City from Fund #243, the Economic Development Fund appropriated or to be appropriated for said purpose not to exceed \$12,696.00.

SECTION 4: 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 5: 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 for the further reason to authorize the Mayor to advertise for bids for trash/recycling receptacles and to enter into a contract with the lowest and/or best bidder for said services; 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.



DIRECTOR OF LAW

NOTICE TO LEGISLATIVE
AUTHORITY

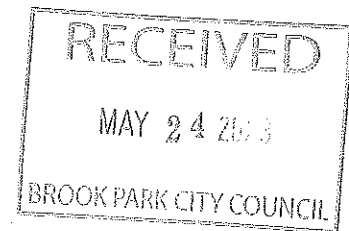
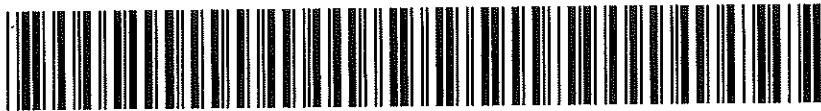
OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

24551160005		TRFO	EILE CHAHDA DBA FRONT ROW BBO 15119 SNOW RD & PATIO BROOK PARK OH 44142	
PERMIT NUMBER		TYPE		
10	01	2021		
ISSUE DATE				
05	19	2023		
FILING DATE				
D1	D2	D3	D3A	D6
PERMIT CLASSES				
18	110	C	F29593	
TAX DISTRICT			RECEIPT NO.	

FROM 05/23/2023

1314144			CAVALRY AIR LLC DBA FRONT ROW BBO 15119 SNOW RD & PATIO BROOK PARK OH 44142	
PERMIT NUMBER		TYPE		
10	01	2021		
ISSUE DATE				
05	19	2023		
FILING DATE				
D1	D2	D3	D3A	D6
PERMIT CLASSES				
18	110			
TAX DISTRICT			RECEIPT NO.	



MAILED 05/23/2023

RESPONSES MUST BE POSTMARKED NO LATER THAN.

06/23/2023

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL

WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

C TRFO 2455116-0005

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF BROOK PARK CITY COUNCIL
6161 ENGLE ROAD
BROOK PARK OHIO 44142

ALTERNATIVE TAX BUDGET INFORMATION

Political Subdivision/Taxing Unit _____ City of Brook Park _____

For the Fiscal Year Commencing _____ January 1, 2024 _____

Fiscal Officer Signature _____ Date _____

COUNTY OF CUYAHOGA

Background

Substitute House Bill No. 129 (HB129) effective June 3, 2002, was enacted by the 124th General Assembly in part to allow a county budget commission to waive the requirement that a taxing authority adopt a tax budget for a political subdivision or other taxing unit, pursuant to Ohio Revised Code (ORC) Section 5705.281.

Ohio Revised Code Section 5705.281

Under the amended version of this section pursuant to HB 129, a county budget commission, by an affirmative vote of a majority of the commission, including an affirmative vote by the county auditor, may waive the tax budget for any subdivision or other taxing unit. However, the commission may require the taxing authority to provide any information needed by the commission to perform its duties, including the division of the tax rates as provided under ORC Section 5705.04.

County Budget Commission Duties

The county budget commission must still certify tax rates to each subdivision or other taxing unit, by March 1 for school districts and by September 1 for all other taxing authorities under ORC Section 5705.35, even when a tax budget is waived. Also, the commission is still required to issue an official certificate of estimated resources under ORC Section 5705.35 and amended official certificates of estimated resources under ORC Section 5705.36.

Therefore, when a budget commission is setting tax rates based on a taxing unit's need, for purposes of ORC Sections 5705.32, 5705.34, and 5705.341, its determination must be based on that other information the commission asked the taxing authority to provide under ORC Section 5705.281, when the tax budget was waived. Also, an official certificate must be based on that other information the commission asked the taxing authority to provide.

County Budget Commission Action

On October 11, 2002, during the Cuyahoga County Budget Commission meeting, the commission with an affirmative vote of all members waived the requirement for taxing authorities of subdivisions or other taxing units (Including Schools) to adopt a tax budget as provided under ORC Section 5705.281, but shall require the filing of this Alternative Tax Budget Information document on an annual basis.

Alternative Tax Budget Information Filing Deadline

For all political subdivisions excluding school districts, the fiscal officer must file one copy of this document with the County Fiscal Officer on or before July 20th. For school districts the fiscal officer must file one copy of this document with the County Fiscal Officer on or before January 20th.



DIVISION OF TAXES LEVIED

(Levies Inside & Outside 10 Mill Limitation, Inclusive Of Debt Levies)
(List All Levies Of The Taxing Authority)

SCHEDULE 1

I	II	III	IV	V	VI	VII	VIII	IX
Fund	Purpose	Authorized By Voters On MM/DD/YY	Levy Type	Number Of Years Levy To Run	Tax Year Begins/ Ends	Collection Year Begins/ Ends	Maximum Rate Authorized	\$ AMOUNT Requested Of Budget Commission
General Fund	General						3.85	\$2,419,688.00
Police Pension Fund	Police Pension						0.30	\$188,547.00
Fire Pension Fund	Fire Pension						0.30	\$188,547.00
Debt Service Fund	Debt Service						0.00	\$0.00
SWGH Fund	Southwest Hospital	11/7/2018	Renewal	Five	2019/2023	2020/2024	0.30	\$131,671.00
Totals								\$2,928,453.00

STATEMENT OF FUND ACTIVITY

(List All Funds Individually)

SCHEDULE 2

I Fund BY Type	II Beginning Estimated Unencumbered Fund Balance	III Property Taxes and Local Government Revenue	IV Other Sources Receipts	V Total Resources Available for Expenditures	VI Total Estimated Expenditures & Encumbrances	VII Ending Estimated Unencumbered Balance
General Fund	8,131,688.31	2,849,888.00	21,000,000.00	32,081,356.31	25,706,505.67	6,374,850.64
City Income Tax Fund	100.00		23,715,650.00	23,715,750.00	23,715,650.00	100.00
Admissions Tax Fund	811,154.35		3,750.00	814,904.35	38,905.27	775,999.08
Hotel, Motel Tax Fund	1,269,920.29		127,000.00	1,396,920.29	0.00	1,396,920.29
Street Construction, Maint. & Repair Fund	311,762.19		1,140,587.00	1,452,349.19	1,202,349.19	250,000.00
State Highway Improvement Fund	1,101,351.41		104,533.00	1,205,884.41	25,078.18	1,179,806.23
Permissive Tax Fund	242,666.17		44,391.00	287,057.17	162,240.00	124,817.17
Economic Development Fund	1,485,113.98		1,825,651.00	3,310,764.98	2,392,107.53	918,657.45
Brookpark Road Corridor Fund	57,835.41		0.00	57,835.41	0.00	57,835.41
CDBG Fund	36,290.03		0.00	36,290.03		36,290.03
Special Recreation Fund	327,525.65		140,000.00	467,525.65	111,634.57	355,891.08
Concession Stand Funds	8,203.55		109,000.00	117,203.55	110,000.00	7,203.55
Furtherance of Justice Fund	0.00		0.00	0.00		0.00
Law Enforcement Fund	84,874.50		700.00	85,574.50	18,200.00	67,374.50
DWI Enforcement & Education Fund	30,635.29		600.00	31,235.29	520.00	30,715.29
Federal Forfeiture Fund	172,191.83		2,350.00	174,541.83	13,000.00	161,541.83
Community Diversion Program Fund	15,767.87		0.00	15,767.87	4,190.15	11,577.72
Continuing Training Program Fund	37,901.38		0.00	37,901.38	2,080.00	35,821.38

STATEMENT OF FUND ACTIVITY

(List All Funds Individually)

SCHEDULE 2

I	II	III	IV	V	VI	VII
Fund BY Type	Beginning Estimated Unencumbered Fund Balance	Property Taxes and Local Government Revenue	Other Sources Receipts	Total Resources Available for Expenditures	Total Estimated Expenditures & Encumbrances	Ending Estimated Unencumbered Balance
Opold Settlement	10,900.29		7,500.00	18,400.29	5,000.00	13,400.29
Fema Fund	54,663.00		0.00	54,663.00		54,663.00
American Rescue Plan Act Fund	1,841,155.19		0.00	1,841,155.19	1,841,155.19	0.00
Insurance Fund	1,111,624.41		50,000.00	1,161,624.41	96,107.76	1,065,516.65
General Bond Retirement Fund	1,296,118.39		1,053,251.16	2,349,369.55	1,053,751.16	1,295,618.39
Capital Improvement Fund	78,067.55		3,578,398.00	3,656,465.55	3,156,465.55	500,000.00
Construction Funds	2,252,217.64		2,054,970.72	4,307,188.36	3,557,188.36	750,000.00
Medical Benefits Fund	2,809,565.94		2,445,950.56	5,255,516.50	2,445,950.56	2,809,565.94
Retiree Accrued Benefits Fund	120,532.87		725,000.00	845,532.87	800,000.00	45,532.87
Police Pension Fund	69,393.26	168,547.00	600,000.00	857,940.26	777,476.56	80,463.70
Fire Pension Fund	65,781.53	168,547.00	650,000.00	904,328.53	838,122.82	66,205.71
Southwest General Hospital Fund	0.00	131,671.00	0.00	131,671.00	131,671.00	0.00
Cash Bonds Held Fund	25,000.00		2,500.00	27,500.00	20,000.00	7,500.00
Building Standards Fund	1,000.00		11,000.00	12,000.00	11,000.00	1,000.00
Unclaimed Monies Fund	0.00			0.00		0.00
Payroll Account Funds	21,000.00		77,000.00	98,000.00	95,000.00	3,000.00
Special Assessment Bond Retirement Fund	43,660.45		58,399.70	102,050.15	57,530.00	44,520.15

(Include General Obligation Debt To Be Paid From Inside/Charter Millage Only)
(Do Not Include General Obligation Debt Being Paid By Other Sources)
(Do Not Include Special Obligation Bonds & Revenue Bonds)

Revised 3-2004

**CITY OF BROOK PARK
2024 ADVANCES/TRANSFERS**

Transfers

FROM	AMOUNT	TO
100 General Fund	250,000.00	243 Economic Development Fund
	50,000.00	264 Water Park Fund
	241,305.68	310 General Bond Retirement Fund
	400,000.00	551 2024 Street Improvements Fund
	725,000.00	691 Retirees' Accrued Benefits Fund
	600,000.00	711 Police Pension Fund
	650,000.00	712 Fire Pension Fund
SubTotal	<u>2,916,305.68</u>	
210 City Income Tax Fund	18,647,252.00	100 General Fund
	3,428,398.00	401 Capital Improvement Fund
SubTotal	<u>22,075,650.00</u>	
215 Admissions Tax Fund	0.00	100 General Fund
220 Hotel, Motel Tax Fund	0.00	100 General Fund
401 Capital Improvement Fund	811,945.48	310 General Bond Retirement Fund
	800,000.00	551 2024 Street Improvements Fund
SubTotal	<u>1,611,945.48</u>	
<i>Total All Transfers</i>		<u><u>26,603,901.16</u></u>

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: MAYOR ORCUTT

PIC 4-4-23 legislative
CA 6-13-23
1st R _____
2nd R _____
3rd R _____
B/C 4-11-23
BIC 6-6-23

AN ORDINANCE
AMENDING CERTAIN SECTIONS OF CHAPTER 1121.37
OF THE BROOK PARK CODIFIED ORDINANCES
ENTITLED 'U-6 COMMERCIAL, RESEARCH AND DEVELOPMENT DISTRICT,'
AND DECLARING AN EMERGENCY

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

SECTION 1: Chapter 1121.37 of the Codified Ordinances of the City of Brook Park is hereby amended to read as follows:

1121.37 U-6 COMMERCIAL, RESEARCH AND DEVELOPMENT DISTRICT.

(a) Intent. The U-6 Commercial, Research and Development District and regulations are established to achieve the following purposes:

- (1) To provide areas for office uses and aerospace research and development activities and their related educational ~~industrial~~ support and service uses.
- (2) To minimize the impact between these uses and adjacent residentially zoned property.

(b) Regulations and Development Guidelines.

- (1) Buildings and land shall be used and buildings shall be designed, erected, altered or maintained only for uses specifically permitted in the U-6 District.

- (2) The main buildings or main uses permitted shall be the only building and uses permitted by right. Accessory buildings or uses as set forth shall be permitted by right, provided such building or use is planned and developed integrally, clearly incidental and located on the same building lot as the main building or use.

(c) Permitted Uses. Buildings and land shall be used, and buildings shall be designed, erected, altered or maintained in whole or in part in a U-6 District only for the uses set

RECEIVED

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BROOK PARK CITY COUNCIL

whole or in part in a U-6 District only for the uses set forth in the following schedule and regulations:

(1) Main Buildings and uses permitted.

- A. Offices.
- B. Research and development facilities.
- C. Educational, ~~industrial~~, support and service uses related to the permitted uses listed above.

SECTION 2: 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 meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: 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 for the further reason to amend certain sections of Chapter 1121.37 of our codified ordinances; 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

MEMO

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt w/out Enclosures Carol Horvath, Law Director w/out Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	June 7, 2023
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on June 5, 2023 regarding a Conditional Use Permit. By vote of 5/6, with one abstention, the Planning Commission denied the following and should be forwarded to City Council for final action:

- Request approval for a Conditional Use Permit for short term leasing at 14126 Heatherwood Drive | Located in a U1-A4 Zoning District
Planning Commission's recommendation for this project must be forwarded to City Council for final action

See Attached: 2023 Planning Commission Application; Engineer Piatak's comments and Building Commissioner comments.

If additional information is required, please feel free to contact me.

APPLICANT INFORMATION:

Dana Seko, Property Owner
E-Mail: danaseko1976@icloud.com
602/524-2423

Thank you,

Carol Dell

Secretary, City of Brook Park Planning Commission
Building Department
Office: 216/433-7412
E-Mail: cdell@cityofbrookpark.com



BROOK PARK PLANNING COMMISSION

The Brook Park Planning Commission met on June 5, 2023 regarding the request for approval of a Conditional Use Permit for short-term leasing at 14126 Heatherwood Drive, Brook Park, Ohio, a U1-A4 Zoned District. By a vote of 5/0, with one abstention, the Planning Commission voted to DENY the Conditional Use Permit based upon the guidelines provided in BPCO Section 1141.342.

The Planning Commission herein submits its recommendation to City Council so that they, by Resolution prepared and approved by the Law Department, may Grant, Grant with Conditions, or Deny the Application at the next regularly scheduled meeting.

Carol A. Dell

Secretary, Planning Commission

6-7-23

Date





CITY OF BROOK PARK

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

| Email | buildingdept@cityofbrookpark.com

| Office | 216.433.7412

RECEIVED

2023 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	14126 Heatherwood Dr	<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL	ZONE
PARCEL #		BUSINESS NAME (If Applicable)	

PROPERTY OWNER NAME(S)	Dawn Seho			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	608-524-3423	Email	dawnseho1976@icloud.com	
Street Address	14126 Heatherwood Dr	City	Brook Park	Zip 44142
AGENT/CONTACT PERSON NAME(S)				<input type="checkbox"/> Will Attend Meeting
Phone #		Email		
Street Address		City		Zip

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 type="checkbox"/> Re-Zone ³	<input type="checkbox"/> Lot Split ^{3,4}	<input type="checkbox"/> Lot Consolidation ^{3,4}
	<input type="checkbox"/> Other:		
	¹ Provide Construction Drawings and/or Structural calculations ² Provide Detailed Business Plan per City Ordinance 1121.34 ³ Provide Legal Description ⁴ Provide Lot Split / Consolidation Plat and Mylar		
SUMMARY OF REQUEST	Request for conditional Use Permit for short term leasing		

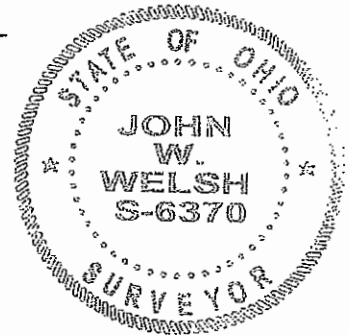
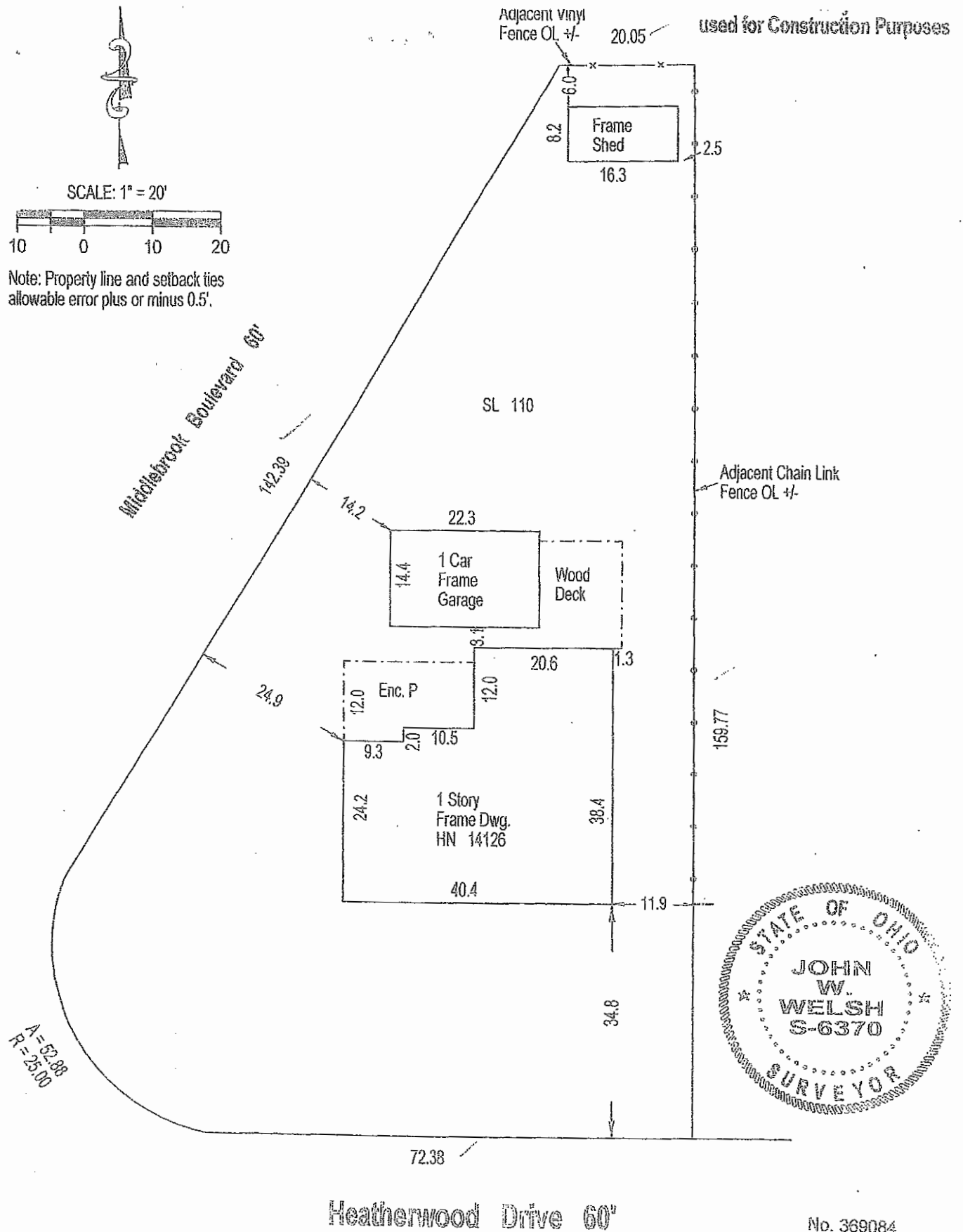
APPLICANT SIGNATURE	Dawn Seho	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent	DATE	5-18-2023
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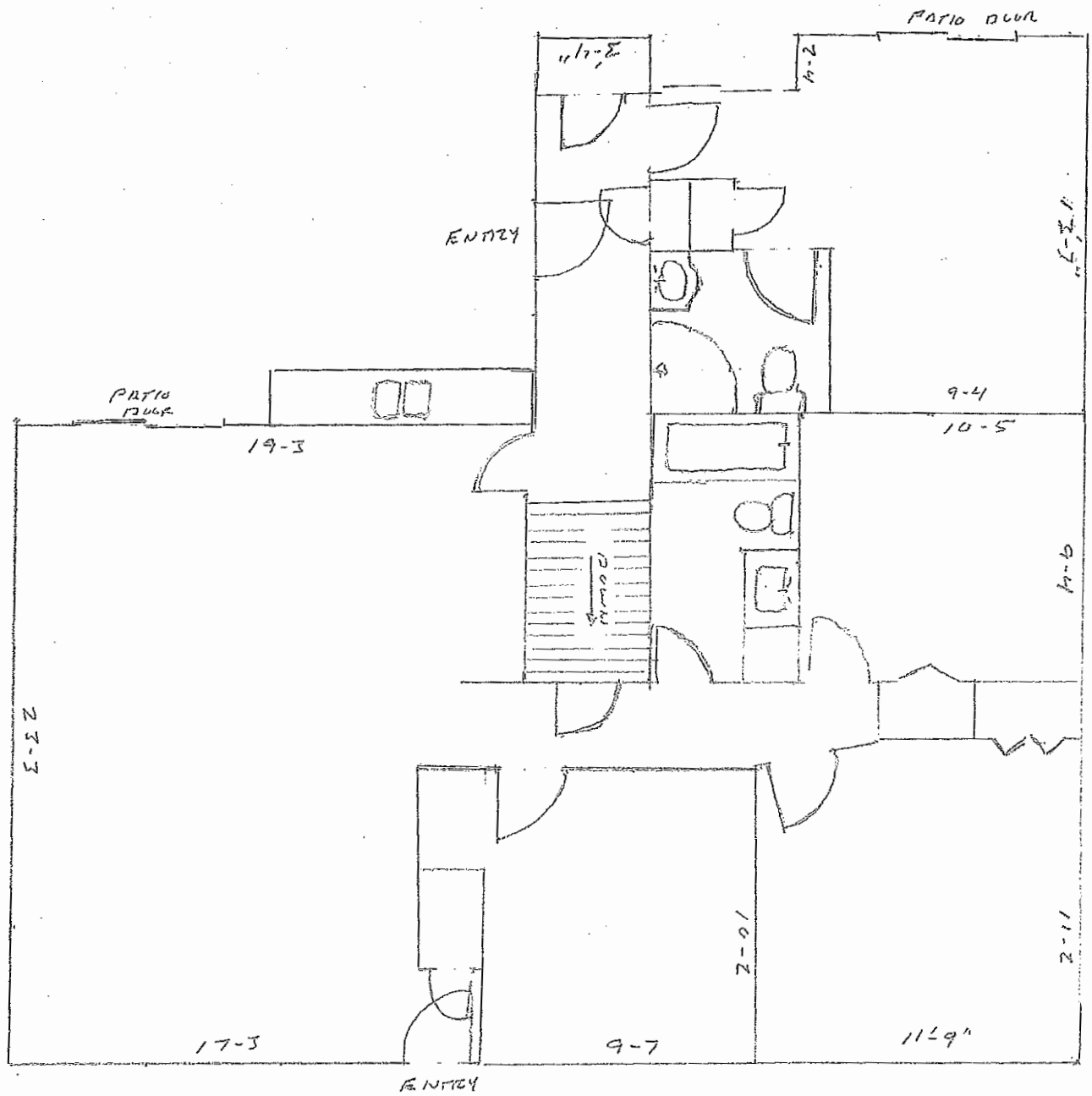
SCALE: 1" = 20'

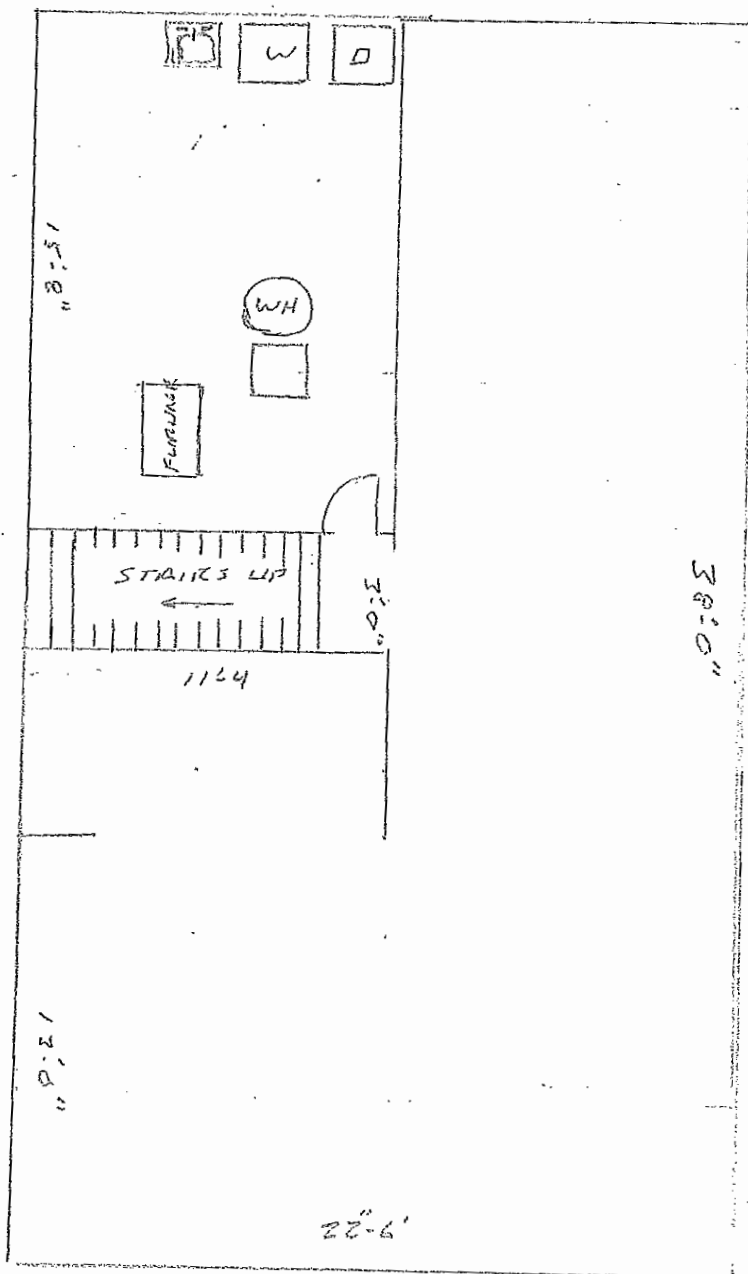


Note: Property line and setback ties allowable error plus or minus 0.5'.

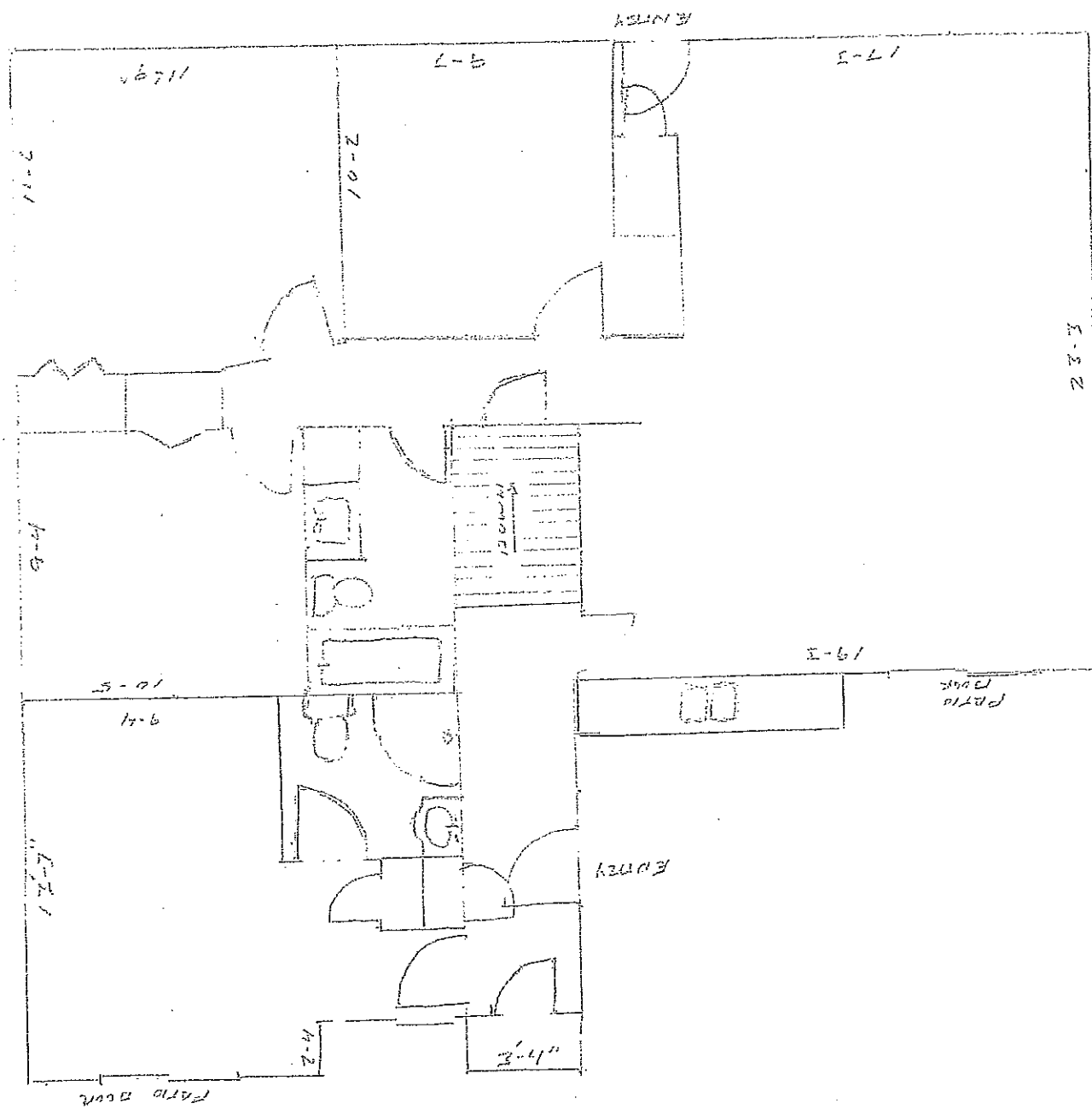


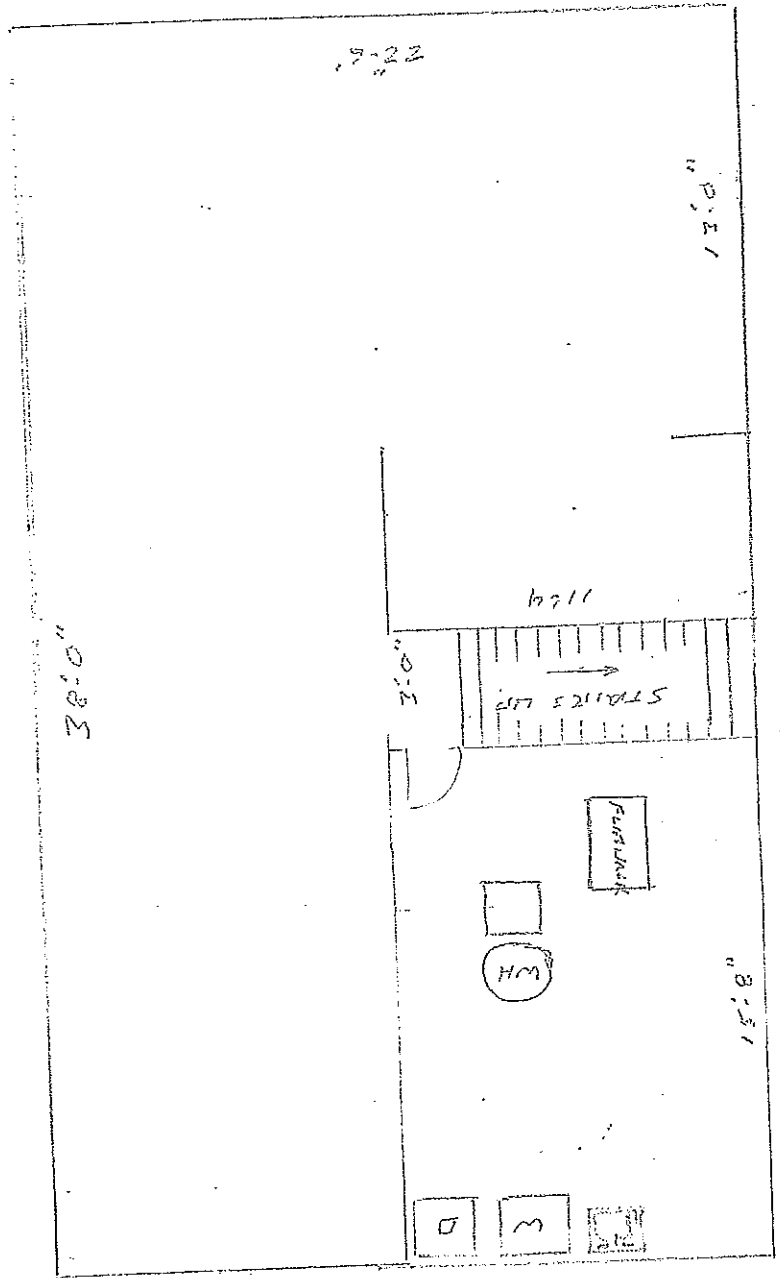
No. 369084
Pg. 3 of 3





2000 01/10













Brook Park Fire Department

Occupancy: Resident Dana Seko

Occupancy ID: Resident

Address: 14126 Heatherwood DR Brook Park Oh 44142



Inspection Type: General

Inspection Date: 5/4/2023

Time In: 11:52

Authorized Date: 05/16/2023

By: Bennett, William J (057)

Time Out: 12:09

By: Bennett, William J (057)

Form: ****2017 General
Inspection

Inspection Topics:

Rule 1 Administration 1301:7-7-01

No Violations

No Violations were noted on this inspection.

Status: PASS

Notes: I found this property to be compliant with all fire related requirements of the City's short-term rental requirements.

Rule 10 Means of Egress 1301:7-7-10

1030.2 Reliability.

Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency when the areas served by such exits are occupied. Security devices affecting means of egress shall be subject to approval of the fire code official.

Status: PASS

Notes: All required exits are clear and accessible.

Additional Time Spent on Inspection:

Category

Start Date / Time

End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 17 minutes

Total Time: 17 minutes

Summary:

Overall Result: Passed

Inspector Notes:

Closing Notes:

Brook Park Fire Department Bureau of Fire Prevention 17401 Holland Rd
Brook Park, Ohio 44142 216-433-7205 fpo@cityofbrookpark.com

Inspector:

Name: Bennett, William J

Signature

Date

Brook Park Fire Department

Occupancy: Resident Dana

Occupancy ID: Resident

Address: 14126 Heatherwood DR Brook Park Oh 44142



Inspection Type: General

Inspection Date: 5/4/2023

Time In: 11:52

Authorized Date: 05/04/2023

By: Bennett, William J (057)

Time Out: 12:09

By: Bennett, William J (057)

Form: ****2017 General
Inspection

Inspection Topics:

Rule 1 Administration 1301:7-7-01

No Violations

No Violations were noted on this inspection.

Status: PASS

Notes: I found this property to be compliant with all fire related requirements of the City's short-term rental requirements.

Additional Time Spent on Inspection:

Category

Start Date / Time

End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 17 minutes

Total Time: 17 minutes

Summary:

Overall Result: Passed

Inspector Notes:

Closing Notes:

Brook Park Fire Department Bureau of Fire Prevention 17401 Holland Rd
Brook Park, Ohio 44142 216-433-7205 fpo@cityofbrookpark.com

Inspector:

Name: Bennett, William J


Signature

May 4th, 2023
Date

Representative Signature:

Signature

Date



Charming newly remodeled ranch

★ 4.86 · 43 reviews

🏠 Superhost

Brook Park, Ohio, United States

Entire
townhouse
hosted by Dana



5 guests · 2 bedrooms

2 beds · 1 bath

\$80 night

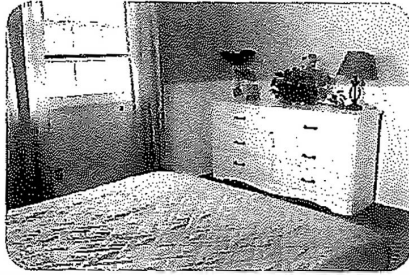
★ 4.86

Check availability

8:48

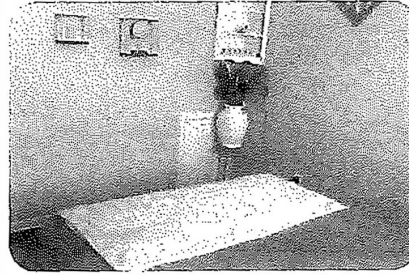


Where you'll sleep



Bedroom 1

1 queen bed



Bedroom 2

1 queen bed

What this place offers

 Kitchen

 Wifi

 Dedicated workspace

 Free driveway parking on premises

\$80 night

★ 4.86

Check availability



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
04/10/2023

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY State Farm Barn Childress State Farm 403 Broadway Avenue Bedford, Ohio 44146		PHONE (A/C, No, Ext): 440-232-4127		COMPANY State Farm Fire and Casualty Company		NAIC # 25143	
FAX (A/C, No): 440-232-9150		E-MAIL ADDRESS: brandon.childress.uglm@statefarm.com					
CODE:		SUB CODE:					
AGENCY CUSTOMER ID #:							
INSURED DANA SEKO 14126 HEATHERWOOD DR BROOK PARK, OHIO 44142				LOAN NUMBER 1394679038		POLICY NUMBER 70-E2-T800-9	
EFFECTIVE DATE 07/14/2022		EXPIRATION DATE 07/14/2023		<input checked="" type="checkbox"/> CONTINUED UNTIL		<input type="checkbox"/> TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:							

PROPERTY INFORMATION

LOCATION/DESCRIPTION

14126 HEATHERWOOD DR
BROOK PARK, OHIO 44142

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☒ BROAD ☐ SPECIAL ☐

COVERAGE / PERILS / FORMS

	AMOUNT OF INSURANCE	DEDUCTIBLE
DWELLING COVERAGE	235,200	1140
EXTENDED DWELLING COVERAGE	23,520	
LIABILITY COVERAGE	300,000	
MEDICAL PAYMENTS	1,000	
PERSONAL PROPERTY	70,560	
LOSS OF USE		

REMARKS (Including Special Conditions)

ANNUAL PREMIUM \$1289

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS

JPMORGAN CHASE BANK NA ISAOA/ATIMA
PO BOX 4465
SPRINGFIELD, OHIO 45501

ADDITIONAL INSURED

MORTGAGEE

LENDER'S LOSS PAYABLE

LOSS PAYEE

LOAN

1394679038

AUTHORIZED REPRESENTATIVE

5-12-2023

To whom it may concern:

I, Danae Seko, has never
been convicted in any
jurisdiction of any felony.

Danae Seko

City Title Agency, Ltd.

5599 Pearl Road



Parma, Ohio 44129



July 17, 2020

Dana R. Seko
14126 Heatherwood Drive
Brook Park, Ohio 44142

Escrow No. 102023
TICE TO SEKO
14126 Heatherwood Drive
Brook Park, Ohio

ENCLOSED PLEASE FIND THE FOLLOWING FOR THE ABOVE TRANSACTION

(X) FINAL ALTA SETTLEMENT STATEMENT

SINCERELY YOURS,

Deborah M. Kish
Escrow Assistant

American Land Title Association

Final

ALTA Settlement Statement - Borrower/Buyer
Adopted 05-01-2015

File Number: 102023
 Print Date & Time: 7/17/2020 11:26 AM
 Escrow Officer: Sharon R. Mix
 Settlement Location: 5599 Pearl Road
 Parma, OH 44129

City Title Agency, Ltd.
 5599 Pearl Road
 Parma, OH 44129

CUSTOMER'S
COPIES

Property Address: Property Address
 14126 Heatherwood Drive Brook Park, Ohio 44142

Subdivision
 Lot 110, Havendale Subdivision, Volume 174, Page 8, Cuyahoga County, Ohio

PIN
 344-19-118

Township

Buyer: Dana Seko - 14126 Heatherwood Drive, Brook Park, OH 44142
 Seller: Perry Tice Jr. - 16246 Wisconsin Street, Detroit, MI 48221
 Lender: JPMorgan Chase Bank N.A. ISAOA - 3415 Vision Drive, Columbus, OH 43215

Settlement Date: 7/14/2020
 Disbursement Date: 7/14/2020
 Additional dates per state requirements: 7/14/2020

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price of Property	\$69,152.37	
Lender Credit		\$695.13
Deposit Additional		\$12,455.78
Loan Amount		\$55,321.00
Seller Credit		\$4,149.00
Prorations/Adjustments		
County Taxes 1/1/2020 to 7/14/2020		\$1,559.33
Loan Charges to JPMorgan Chase Bank N.A. ISAOA		
Prepaid Interest (\$6.25 per day from 7/14/2020 to 8/1/2020)	\$112.50	
Processing Fee to JPMorgan Chase Bank N.A. ISAOA	\$595.00	
Tax Service to JPMorgan Chase Bank N.A. ISAOA	\$87.00	
Other Loan Charges		
Appraisal Fee to Clear Capital POB \$500.00	\$115.00	
Credit Report Fee to KFD	\$22.44	
Flood Certification to CoreLogic	\$6.00	

Flood Life of Loan to CoreLogic	\$5.00	
Impounds		
Hazard Insurance Premium \$96.08 per month for 3 mo.	\$288.24	
Property Taxes \$243.90 per month for 4 mo.	\$975.60	
Aggregate Adjustment		\$243.92
Title Charges & Escrow/Settlement Charges		
Title - Lender's Policy \$55,321.00 Premium - \$100.00 to City Title Agency, Ltd.	\$475.00	
Title - Owner's Policy (optional) \$69,152.37 Premium - \$324.01 to City Title Agency, Ltd.	\$162.01	
Notary Fee/Signup to City Title Agency, Ltd.	\$75.00	
Title - Closing Protection Letter Fee to Stewart Title Guaranty Company	\$40.00	
Title - Insurance Binder Fee to City Title Agency, Ltd.	\$100.00	
Title - Settlement Agent Fee to City Title Agency, Ltd.	\$450.00	
Title-Document Storage to City Title Agency, Ltd.	\$25.00	
Title-E-Doc Production to City Title Agency, Ltd.	\$50.00	
Title-Recording Services to City Title Agency, Ltd.	\$75.00	
Title-Reproduction Fee to City Title Agency, Ltd.	\$75.00	
Title-Shipping and Handling to City Title Agency, Ltd.	\$60.00	
Government Recording and Transfer Charges		
Recording Fees Deed: \$34.00 Mortgage: \$178.00 to City Title Agency, Ltd.	\$212.00	
Miscellaneous		
Survey Fee to Welsh Cleveland survey	\$175.00	
Hazard Insurance Premium (12 mo.) to State Farm Insurance	\$1,153.00	
Lender Credits from JPMorgan Chase Bank N.A. ISAOA		\$62.00
	Debit	Credit
Subtotals	\$74,486.16	\$74,486.16
Due From Borrower/Buyer		\$0.00
Totals	\$74,486.16	\$74,486.16

Title Insurance – Simultaneous Rate Premiums

The Owner's and Lender's title insurance premiums set out above represent the actual rates filed with the Ohio Department of Insurance. The Owner's and Lender's title insurance premiums shown on the Closing Disclosure were calculated and disclosed in the manner required by Federal regulation as required by the Consumer Financial Protection Bureau (CFPB). Despite the difference in the breakdown of premiums disclosed, the total combined premiums as required to be disclosed by the CFPB equals the total combined premiums calculated above using the current rules and rates of this State.

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize City Title Agency, Ltd. to cause the funds to be disbursed in accordance with this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this Settlement Statement pertaining to "Comparison of Loan Estimate, Closing Disclosure and Settlement Statement Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters. The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

Dana Seko

Dana Seko

7-17-2020

Date

Sharon R. Mix

SHARON R. MIX
VICE PRESIDENT

5-18-2023

To whom it may concern:

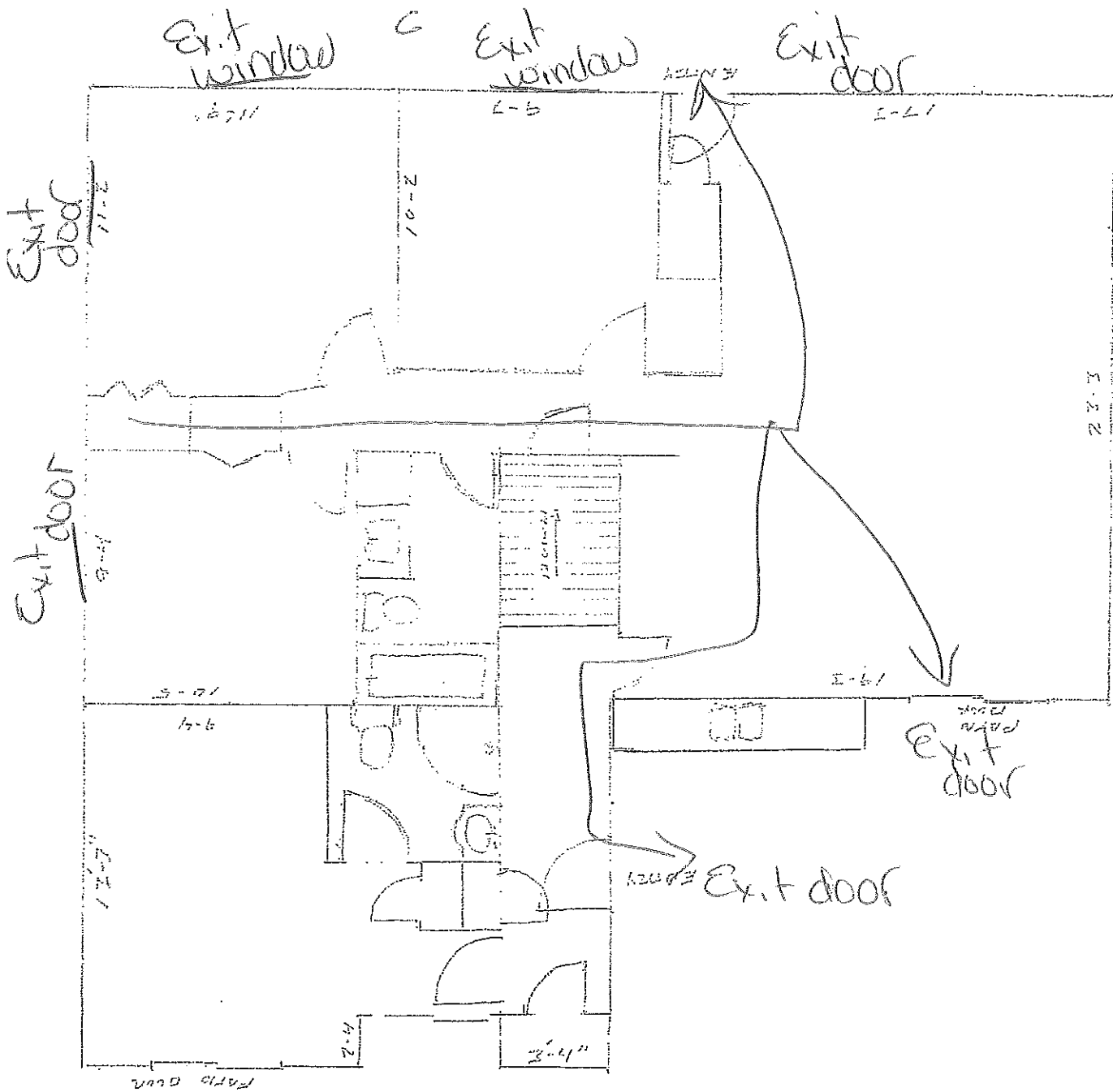
I, Dana Seho am the
sole owner (100%) of the
property:

14126 Heatherwood Dr.
Brook Park Oh 44142

This is my primary, full
time residence, legally.

Dana Seho

Fire Exit Plan



From: Suzanne Hrusch

shrusch@ccbh.net

**Subject: Air BNB exempt from
food license**

Date: May 10, 2023 at 9:51:25 AM

To: danaseko1976@icloud.com

Cc: J Lynch jlynch@ccbh.net

This message was sent securely using ZixCorp.

Good morning Dana,

It was a pleasure to speak with you about your air BNB rental unit locate at 14126 Heatherwood Drive in Brook Park, Ohio. You mentioned that you provide the rental house only, and no food aside from free bottled water for guests.

Therefore, your home would be exempt from food licensing. I

have copied my colleague, Joe
Lynch, in case he needs any
additional information:

Dana Seko
602.524.2423

Thank you,

Suzanne Hrusch MPH, RS
Program Manager, Food
Protection Unit
Cuyahoga County Board of
Health

216.201.2001 ext. 1242

MEMO

TO: Jason Monaco, Assistant Building Commissioner

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

DATE: May 25, 2023

SUBJECT: 14126 Heatherwood Dr. (Conditional Use Permit) Planning Commission

CC:

Mr. Monaco:

I have reviewed the Planning Commission Application (June 2023 Meeting) for the above referenced project located at 14126 Heatherwood Drive and offer the following comments:

1. No comments on granting a Conditional Use Permit for short-term leasing.

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

EUTHENICS, INC.

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

Building Department Notes

Planning Commission

14126 Heatherwood Dr. located in the U1-A4 district – summary of request – The property owner is requesting a conditional use permit to operate a short term rental at the above address. Ord. 1122.03 states that all short term leases must obtain a conditional use permit from the Planning Commission.

1122.03 SHORT TERM LEASES AS CONDITIONAL USES; PERMIT REQUIRED.

Short term leases are hereby classified as a conditional use which may be permitted in Single Family Zoned Districts and all Community Business Districts in accordance with the corresponding standards and requirements of the Planning and Zoning Code. Conditional use permit issued pursuant to Chapter 1121 of these Codified Ordinances shall be required in order to allow said permit shall be effective for two years at a biennial cost to be determined by City Council, and said permit shall be automatically voided by operation of law without further notice or hearing upon the sale or transfer of the real property upon which the short term leases is located. In submitting an application for a conditional use permit, and with every re-application, the applicant shall provide to the Planning Commission a floor plan illustrating the proposed operation, a site plan indicating all on-site improvements, if any, and any additional information as required by the Planning Commission. Notification of the request for the conditional use permit shall be given by the Secretary of the Planning Commission to all record title holders of real property lying within 500 feet of the property line of the area requesting the conditional use approval. Said notice shall be first class mail, postage prepaid.