

**ITEMS TO BE CONSIDERED
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING
TO BE HELD ON TUESDAY, SEPTEMBER 19, 2023
7:00 P.M.**

I. ROLL CALL OF MEMBERS:

II. PLEDGE OF ALLEGIANCE:

III. DISCUSSION:

1. SEWER PRESENTATION:

REPRESENTATIVES FROM THE CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS:

Michael Dever, M.P.A. - Director of Public Works

Dave Ray, P.E., P.S. - Cuyahoga County Engineer

Tom Sotak - Chief Deputy - Engineering

Bryan Hitch - Deputy Chief Maintenance Design and Construction Administrator

Laura Weber, P.E. - Chief Section Engineer -Sanitary Design. - PER COUNCIL PRESIDENT VECCHIO.

1. AN ORDINANCE APPROVING A 1.283 ACRE LOT SPLIT, LABELED PARCEL B-1 AT 14801 HOLLAND ROAD, FOR THE PURPOSE OF LICENSING AND CONVERTING THE STRUCTURE LOCATED ON THE PROPOSED LOT TO AN ASSISTED LIVING FACILITY, LOCATED IN THE U1-A5 ZONING DISTRICT, AND DECLARING AN EMERGENCY. Introduced by COUNCIL AS A WHOLE.- PER COUNCIL PRESIDENT VECCHIO.
2. A RESOLUTION GRANTING THE LOT CONSOLIDATION OF PARCEL #'S 343-05-034, 343-05-035,343-05-036,343-05-008, 343-05-018 AND 343-05-019 INTO A 4.08 ACRE LOT AND ALSO CONSOLIDATE PARCEL #'S 343-05-032 AND 343-05-033 INTO A 1.80 ACRE LOT AT BROOKPARK ROAD AND WEST 164TH STREET, LOCATED IN THE U7-B ZONING DISTRICT AND DECLARING AN EMERGENCY. Introduced by COUNCIL AS A WHOLE. -PER COUNCIL PRESIDENT VECCHIO.

IV. PLANNING COMMITTEE- COUNCILMAN TROYER

1. A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO OPERATE A GYMNASTICS TRAINING FACILITY AT 2000 APOLLO DRIVE, LOCATED IN THE U-6 ZONING DISTRICT, AND DECLARING AN EMERGENCY.

Introduced by COUNCIL AS A WHOLE

In attendance: Agent Robert Bajko and Representatives from Gymnastics Academy

V. ADJOURNMENT:

Posted 9/15/23

P/C 9-5-23 Planning
CA _____
1st F _____
2nd R _____
3rd R _____
J.C. _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: COUNCIL AS A WHOLE

AN ORDINANCE

APPROVING A 1.283 ACRE LOT SPLIT, LABELED PARCEL B-1 AT 14801 HOLLAND ROAD, FOR THE PURPOSE OF LICENSING AND CONVERTING THE STRUCTURE LOCATED ON THE PROPOSED LOT TO AN ASSISTED LIVING FACILITY, LOCATED IN THE U1-A5 ZONING DISTRICT, AND DECLARING AN EMERGENCY

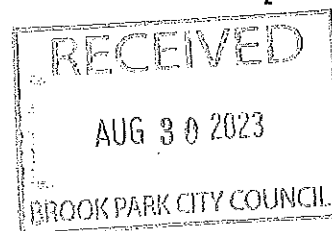
WHEREAS, on August 7, 2023 the Planning Commission approved and referred to Council a request for the proposed 1.283 acre lot split, labeled Parcel B-1 at 14801 Holland Road, Brook Park, Ohio.

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

SECTION 1: The 1.283 acre lot split at 14801 Holland Road (North Park Retirement Community) if for the purpose of licensing and converting the structure located on the proposed lot to an assisted living facility, is further described in Exhibit "A" attached hereto and incorporated herein by reference and 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 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 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 that it is Council's desire to approve the ion and lot split of 1.283 acre at 14801 Holland Road; this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.



PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

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


DIRECTOR OF LAW

MEMO

TO:	Clerk of Council - Carol Johnson
CC:	Mayor Edward A. Orcutt Law Director Carol Horvath Council President Mike Vecchio Councilman Tom Troyer Councilman Jim Mencini Councilman - Steve Roberts Councilman - Rich Scott Council at Large - Rick Salvatore Council at Large - Brian Poindexter Council at Large - Nora Coyne w/out Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	August 16, 2023
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on August 7, 2023, regarding approval for a lot split. By a vote of 6-0, the Planning Commission voted to recommend approval of the proposed lot split, for the following:

Request approval for a 1.283 acres lot split, labeled Parcel B-1 (survey provided) at 14801 Holland Road (North Park Retirement Community) for the purpose of licensing and converting the structure located on the proposed lot to an assisted living facility | Located in the U1-A5 Zoning District | Ordinance 1101.09

Planning Commission's recommendation for this project must be forwarded to City Council for final action

The Planning Commission herein submits its recommendation to City Council that they, by Resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.

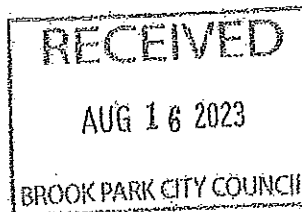
See Attached Engineer's Comments & 2023 Planning Commission Application.

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

AGENT INFORMATION:

Agent: Chuck Calabrese
E-Mail: ccalabrese@sovereignhealthcare.com
Office: 216/302-2719
Property Owner: John Coury

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 August 7, 2023 regarding approval for a lot split. By a vote of 6-0, the Planning Commission voted to recommend approval of the proposed lot split for the following:

Request approval for a 1.283 acres lot split, labeled Parcel B-1 (survey provided) at 14801 Holland Road (North Park Retirement Community) for the purpose of licensing and converting the structure located on the proposed lot to an assisted living facility | Located in the U1-A5 Zoning District | Ordinance 1101.09

The Planning Commission herein submits its recommendation to City Council that they, by Resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.

Carol A. Dell
Secretary, Planning Commission

8-16-23
Date

P/C 9-5 23 Planning
CA _____
1st R _____
2nd R _____
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

RESOLUTION NO: _____

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION GRANTING THE LOT CONSOLIDATION OF PARCEL #'S 343-05-034, 343-05-035, 343-05-036, 343-05-008, 343-05-018 AND 343-05-019 INTO A 4.08 ACRE LOT AND ALSO CONSOLIDATE PARCEL #'S 343-05-032 AND 343-05-033 INTO A 1.80 ACRE LOT AT BROOKPARK ROAD AND WEST 164TH STREET, LOCATED IN THE U7-B ZONING DISTRICT AND DECLARING AN EMERGENCY

WHEREAS, on August 7, 2023, the Planning Commission approved and referred to Council a request for lot consolidation of parcel #'s 343-05-034, 343-05-035, 343-05-036, 343-05-008, 343-05-018 and 343-05-19 into a 4.08 acre lot, and also consolidate parcel #'s 343-05-032 and 343-05-033 into a 1.80 acre lot at Brookpark Road and West 164th Street, located in the U7-B Zoning District.

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

SECTION 1: The lot consolidation of parcel #'s 343-05-034, 343-05-035, 343-05-036, 343-05-008, 343-05-018 and 343-05-19 into a 4.08 acre lot, and also consolidate parcel #'s 343-05-032 and 343-05-033 into a 1.80 acre lot at Brookpark Road and West 164th Street, located in the U7-B Zoning District approved by the Planning Commission on August 7, 2023, is hereby approved by the Council of the City of Brook Park and is further shown in Exhibit "A".

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 this lot consolidation; therefore,

RECEIVED

AUG 30 2023

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

8/30/23

MEMO

TO:	Clerk of Council - Carol Johnson w/Enclosures
CC:	Mayor Edward A. Orcutt Law Director Carol Horvath Council President Mike Vecchio Councilman Tom Troyer Councilman Jim Mencini Councilman Steve Roberts Councilman Rich Scott Council at Large - Rick Salvatore Council at Large - Brian Poindexter Council at Large - Nora Coyne w/out Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	August 14, 2023
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on August 7, 2023, regarding consolidation of Parcels. By vote of 6-0, the Planning Commission voted to recommend approval of the proposed lot consolidation, for the following:

- A. Request lot consolidation of Parcel #'s 343-05-034; 343-05-035; 343-05-036; 343-05-008; 343-05-018 and 343-05-019 into 4.08 AC lot, and also consolidate Parcel #'s 343-05-032 and 343-05-033 into a 1.80 AC Lot at Brookpark Road & West 164th Street (All Erection & Crane Rental) | Located in the U7-B Zoning District
Planning Commission's recommendation for this project must be forwarded to City Council for final action

The Planning Commission herein submits its recommendation to City Council that they, by Resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.

See Attached Engineer's comments, Building Commissioner's comments, 2023 Planning Commission Application.

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

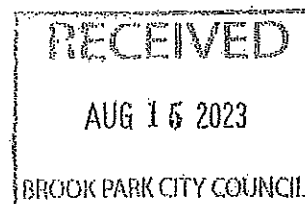
AGENT INFORMATION:

Matthew Montecalvo/Independence Construction
E-Mail: mmontecalvo@ind-con.com
Office: 216/524-1700

All Erection & Crane Rental, Property Owner – 7809 Old Rockside Road, Independence, OH 44131

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 August 7, 2023 regarding consolidation of Parcels. By a vote of 6-0, the Planning Commission voted to recommend approval of the proposed lot split plat for the following:

Request lot consolidation of Parcel #'s 343-05-034; 343-05-035; 343-05-036; 343-05-008; 343-05-018 and 343-05-019 into 4.08 AC Lot, and also consolidate Parcel #'s 343-05-032 and 343-05-033 into a 1.80 AC Lot at Brookpark Road & West 164th Street (All Erection & Crane Rental) | Located in the U7-B Zoning District

The Planning Commission herein submits its recommendation to City Council that they, by Resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.


Secretary, Planning Commission

8-15-23
Date

CITY OF BROOK PARK, OHIO

Resolution No.

Introduced By: COUNCIL AS A WHOLE

**A RESOLUTION
GRANTING A CONDITIONAL USE PERMIT TO OPERATE
A GYMNASTICS TRAINING FACILITY AT 2000 APOLLO DRIVE, LOCATED IN
THE U-6 ZONING DISTRICT,
AND DECLARING AN EMERGENCY**

WHEREAS, Robert Bajko, filed an application for a conditional use permit with the Brook Park Planning Commission; and

WHEREAS, the conditional use requested is to operate a gymnastics training facility at 2000 Apollo Drive, located in a U-6 Zoning District, Note: with a condition that the only entrance/exit will be at the front of the building; and

WHEREAS, the request for a conditional use permit was presented at a public hearing on September 11, 2023 to the Brook Park Planning Commission, which referred this matter to Council 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 gymnastics training facility to In10sity Gymnastic Academy at 2000 Apollo Drive, Brook Park, Ohio with the condition that the only entrance/exit will be at the front of the building.

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 in a U-6 Zoning District to operate a gymnastics training facility; therefore, this Resolution shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

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 Carol Horvath, Law Director mvecchio@cityofbrookpark.com trojerward1@att.net jamesmencini@yahoo.com sroberts@cityofbrookpark.com rscott@cityofbrookpark.com ncoyne@cityofbrookpark.com bpoindexter@cityofbrookpark.com brookparksalvatore@gmail.com w/out Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	September 13, 2023
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on September 11, 2023, regarding approval for a Conditional Use Permit. By vote of 6-0, the Planning Commission voted to recommend approval of the proposed Conditional Use Permit, for the following:

- A. Request approval for a Conditional Use Permit to operate a Gymnastics Training Facility at 2000 Apollo Drive | Located in the U-6 Zoning District
NOTE: WITH A CONDITION THAT THE ONLY ENTRANCE/EXIT WILL BE AT THE FRONT OF THE BUILDING.

The Planning Commission herein submits its recommendation to City Council that they, by Resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.

See Attached Engineer's comments, Building Commissioner's comments, 2023 Planning Commission Application.

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

AGENT INFORMATION:

Robert Bajko (bbajko@hsbarch.com)
1250 Old River Road
Cleveland, Ohio 44113

PROPERTY OWNER:

CLB Apollo LLC (jlaver@corescorealestate.com)
6161 Oaktree Boulevard, Suite #250
Independence, Ohio 44131

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 September 11, 2023 regarding approval for a Conditional Use Permit. By a vote of 6-0, the Planning Commission voted to recommend approval of the proposed Conditional Use Permit for the following:

Request approval for a Conditional Use Permit to operate a Gymnastics Training Facility Located at 2000 Apollo Drive | Located in the U-6 Zoning District

The Planning Commission herein submits its recommendation to City Council that they, by resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.

Secretary, Planning Commission

Date



CITY OF CRESCENT CITY
BUILDING DEPARTMENT - 3550 Emory Road, Suite 100, Crescent City, OH 44113

Phone: (419) 438-1234
Office: (419) 438-1234

2023 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	2000 Apollo Drive	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	ZONE	
PARCEL #		BUSINESS NAME (If Applicable)		

PROPERTY OWNER NAME(S)	CLE Apollo LLC				<input type="checkbox"/> Will Attend Meeting
Phone #	216-644-2323	Email	jlaver@crescorealestate.com		
Street Address	6161 Oaktree Blvd., Suite 250	City	Independence	Zip	44131
AGENT/CONTACT PERSON NAME(S)	Robert Bajko				<input type="checkbox"/> Will Attend Meeting
Phone #	216-469-8571	Email	bbajko@hsbarch.com		
Street Address	1250 Old River Rd.	City	Cleveland	Zip	44113

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	Seeking conditional use permit for new gymnastics training facility. Assembly (A-3) use group.		

APPLICANT SIGNATURE		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	8.3.2023
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Email: In10sitygymnastics@gmail.com
Phone: 234-212-0443
www.in10sitygymnastics.com

Dear Book Park City officials,

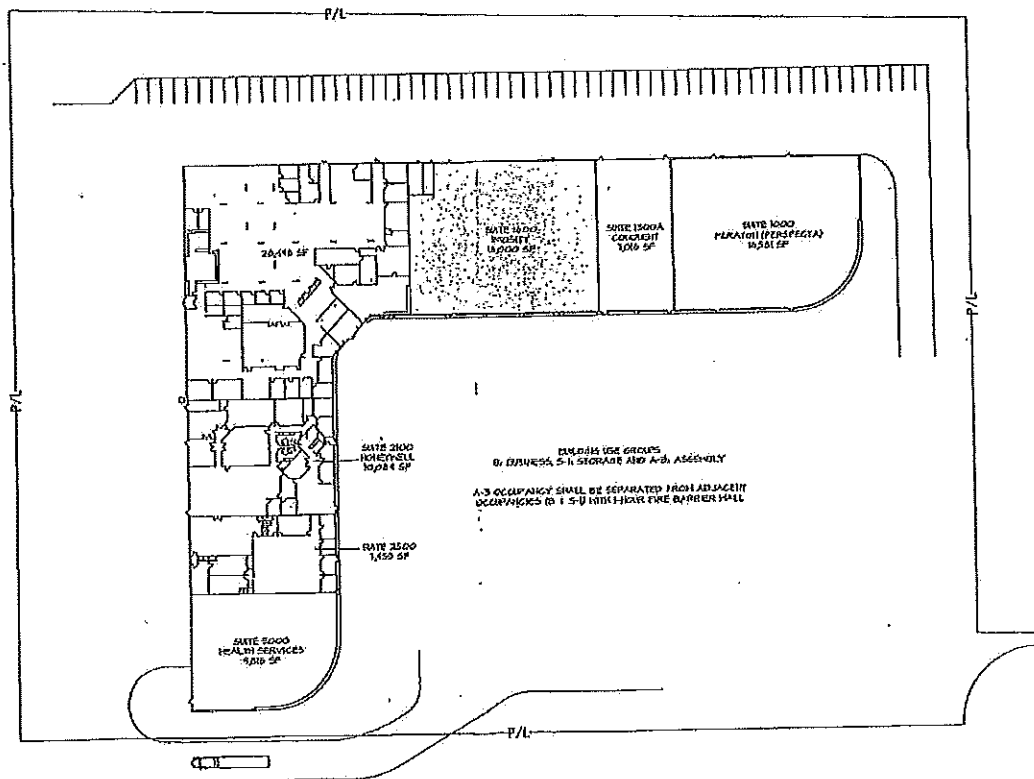
We would like to take this opportunity to introduce our group as well as provide an understanding of our services. Please find included our business goals, philosophies, and backgrounds. Our hopes are to expeditiously move forward with a state-of-the-art gymnastics training facility and program at the Apollo Drive location in your community. We are extremely excited and motivated to become a part of this community.

To begin, we are an organization which consists of veteran coaches, gymnastics judges, community leaders and motivated business owners since 1992. Typical hours of operation will be 3:30pm until 9:00pm weekdays and Saturday 9am-2pm, strictly inside the four walls of the facility. Our clientele consists of children ages 2-18, and average enrollment will be approximately 100 students per day for one-hour classes. Local High School Varsity programs will train right after school, which is typically 3:30pm-5:00pm. Parking requirements will be approximately 15-20 spots per hour Monday-Friday 3:30pm-9:00pm. Because of the nature of gymnastics, traditional retail space does not accommodate the needs of ceiling heights, which is the primary reason warehouse space is the best fit for these types of facilities. The organization will employ approximately 10 full time certified employees/coaches and approximately 20 part time employees.

Regarding our organization and day to day operations, we provide quality instruction in the sport of gymnastics as well as community engagement and philanthropic outreach proponents when possible or needed. Our strong relationships as Board Members of Rotary International, The Ohio High School Athletic Association, The Ohio School Board Association, USA Gymnastics, AAU, National Association of Women's Gymnastics Judges, and many local school districts across Northeast Ohio all demonstrate our commitment both publicly and privately. Additionally, our organization is a family friendly entity which will provide recreational opportunities for families of all ages, toddlers and up. Our group has provided instruction which has produced state, regional, and national championships in organizations such as The USA Gymnastics, AAU, and Ohio High School Athletic Association State tournaments circuits with individuals as well as at the team level.

Our philosophy is straight forward. Provide honest, quality programming in a safe, clean environment so that children can learn, grow, and thrive. We strive to create future leaders by teaching children how to master their sport, work through challenges, and most importantly develop lifelong leadership skills. We understand the importance of forming strong relationships with community members, leaders, and organizations. Our group is looking forward to becoming a positive part of the Brook Park community and are always open to answering any questions you may have moving forward.

Respectfully,
In10sity Gymnastics Academy
Kathy Turle-Waldron
Samantha Waldron



MEMO

TO: Jason Monaco, Building Commissioner
FROM: Edward R. Piatak, P.E., Consulting City Engineer
DATE: August 31, 2023
SUBJECT: 2000 Apollo Drive (Conditional Use Permit) – Planning Commission
CC:

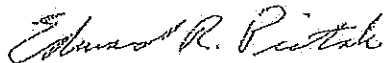
Mr. Monaco:

I have reviewed the Planning Commission Application (September 2023 Meeting) for the above referenced project located at 2000 Apollo Drive and offer the following comments:

1. No comments on granting a Conditional Use Permit to operate a gymnastics training facility.
2. It appears that no exterior or site improvements are being proposed with this project.

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

EUTHENICS, INC.



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

Building Department Notes

Planning Commission

2000 Apollo Drive located in the U-6 district. -- summary of request- The applicants are seeking a conditional use permit from the Planning Commission to operate a gymnastics training facility in the U6 district. Gymnastic training facilities are not included in the uses permit for this district.