

**ITEMS TO BE CONSIDERED
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING
TO BE HELD ON TUESDAY, AUGUST 18, 2026
7:00 P.M.**

I. ROLL CALL OF MEMBERS:

II. PLEDGE OF ALLEGIANCE:

III. DISCUSSION:

1. A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT AND ADMINISTER AN AMENDED SCOPE OF WORK FOR THE INNOVATIVE FINANCE AND ASSET CONCESSION (IFAC) GRANT AWARDED BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION, BUILD AMERICA BUREAU, APPROVING THE COOPERATIVE AGREEMENT ATTACHED AS EXHIBIT "A" AND DECLARING AN EMERGENCY. Introduced Mayor Orcutt – PER COUNCIL PRESIDENT SALVATORE.
2. AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORATE OF AN AMENDMENT OF ARTICLE IV, SECTION 4.04, OF THE CHARTER OF THE CITY OF BROOK PARK, OHIO, AND DECLARING AN EMERGENCY. Introduced by Council As a Whole. – PER COUNCIL PRESIDENT SALVATORE.
3. AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORATE OF AN AMENDMENT OF ARTICLE IV, SECTION 4.01(b), OF THE CHARTER OF THE CITY OF BROOK PARK, OHIO, AND DECLARING AN EMERGENCY. Introduced by Council As a Whole. – PER COUNCIL PRESIDENT SALVATORE.
4. AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE ELECTORATE OF AN AMENDMENT OF ARTICLE XV, SECTION 15.01(c), OF THE CHARTER OF THE CITY OF BROOK PARK, OHIO, AND DECLARING AN EMERGENCY. Introduced by Council As a Whole. – PER COUNCIL PRESIDENT SALVATORE.
5. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH MUNICIPAL EMERGENCY SERVICES (MES) FOR THE PURCHASE OF TURNOUT GEAR, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt. – PER COUNCIL PRESIDENT SALVATORE.
6. AN ORDINANCE TO AMEND ORDINANCE NUMBER 11516-2026 THE APPROPRIATION ORDINANCE FOR THE CITY OF BROOK PARK, STATE OF OHIO, FOR FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt. – PER COUNCIL PRESIDENT SALVATORE

III. DISCUSSION (CONT'D):

7. SOUTHWEST GENERAL APPROVED ORGANIZATIONS LIST. -PER COUNCIL PRESIDENT SALVATORE.
8. AMERICAN LEGAL PUBLISHING SUPPLEMENT PAGES \$6,068.70. - PER COUNCIL PRESIDENT SALVATORE.
9. VIASOUND TROUBLESHOOT BOXCAST CRASHING ON VIDEO SWITCHING \$1,593.88. – PER COUNCIL PRESIDENT SALVATORE

IV. PLANNING COMMITTEE – CHAIRMAN, COUNCILMAN SCOTT:

1. REQUEST A CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A BUSINESS WAREHOUSE AT 15300 BROOK PARK ROAD| LOCATED IN THE U7-C ZONING DISTRICT| ORDINANCE 1121.40.
2. REQUEST APPROVAL FOR A LOT SPLIT CONSOLIDATION FOR PPN#S:341-35-002; 341-35 -005 AND 341-35-006| LOCATED IN THE U1 ZONING DISTRICT| ORDINANCE 11.03.
3. REQUEST APPROVALS FOR A LOT SPLIT AND LOT CONSOLIDATION FOR PARCEL#’S: 342-09-010; 342-09-018; AND 342-09-158| LOCATED IN THE U-1 ZONING DISTRICT.

V . ADJOURNMENT

POSTED 8/14/26

CITY OF BROOK PARK, OHIO

RESOLUTION NO: _____

INTRODUCED BY: MAYOR ORCUTT

A RESOLUTION AUTHORIZING THE MAYOR TO ACCEPT AND ADMINISTER AN AMENDED SCOPE OF WORK FOR THE INNOVATIVE FINANCE AND ASSET CONCESSION (IFAC) GRANT AWARDED BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION, BUILD AMERICA BUREAU, APPROVING THE COOPERATIVE AGREEMENT ATTACHED AS EXHIBIT "A", AND DECLARING AN EMERGENCY.

WHEREAS, the City of Brook Park was awarded an Innovative Finance and Asset Concession (IFAC) Grant by the United States Department of Transportation, Build America Bureau, in the amount of One Million Dollars (\$1,000,000.00); and,

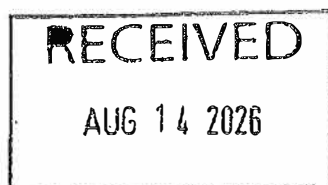
WHEREAS, the purpose of the IFAC Grant Program is to provide funding to public entities to explore innovative financing, alternative delivery methods, and public-private partnership opportunities for transportation infrastructure projects; and,

WHEREAS, the City's original grant application proposed utilizing the funding to procure expert services related to the delivery of transportation infrastructure projects supporting stadium development through a Construction Manager At-Risk (CMAR) delivery method; and,

WHEREAS, subsequent coordination among federal, state, and local stakeholders determined that an ODOT-led project delivery approach would provide greater administrative efficiency, improved interagency coordination, and streamlined communication among participating governmental entities; and,

WHEREAS, as a result of this change in project delivery strategy, the City desires to amend the scope of work associated with the IFAC Grant; and,

WHEREAS, the City proposes to utilize the grant funds to evaluate, plan, and develop recommendations regarding the implementation of an Intelligent Transportation System (ITS), a technology-driven transportation network designed to optimize traffic operations, enhance roadway safety, improve mobility, and increase transportation system efficiency through real-time data collection, monitoring, and management; and,



WHEREAS, the City Council finds that the amended use of the grant funds remains consistent with the overall objectives of the IFAC Grant Program and supports the City's transportation infrastructure needs associated with future economic development initiatives; and,

WHEREAS, the City Council finds that the amended use of the grant funds remains consistent with the overall objectives of the IFAC Grant Program and supports the City's transportation infrastructure needs associated with future economic development initiatives; and

WHEREAS, the terms and conditions governing the administration, reimbursement, reporting, record retention, compliance requirements, and performance obligations associated with the IFAC Grant are set forth in the Cooperative Agreement between the United States Department of Transportation, Build America Bureau, and the City of Brook Park, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

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

SECTION 1: The Mayor is hereby authorized and directed to accept and administer the amended scope of work for the Innovative Finance and Asset Concession (IFAC) Grant awarded by the United States Department of Transportation, Build America Bureau, in the amount of One Million Dollars (\$1,000,000.00), to execute any and all documents necessary to obtain approval of such amendment and any related grant administration requirements, and to carry out the City's obligations under the Cooperative Agreement attached hereto as Exhibit "A".

SECTION 2: The Cooperative Agreement between the United States Department of Transportation, Build America Bureau, and the City of Brook Park, attached hereto as Exhibit "A", is hereby acknowledged and accepted. The City shall administer the grant funds and comply with all applicable reimbursement, accounting, reporting, audit, record retention, procurement, and grant management requirements contained therein.

SECTION 3: The grant funds shall be utilized for the evaluation, assessment, planning, and development of recommendations concerning the implementation of an Intelligent Transportation System (ITS) and related transportation technology improvements supporting roadway operations, traffic management, safety, mobility, and infrastructure planning within the City and surrounding project area.

SECTION 4: The Mayor, the Director of Finance, the Director of Law, and any other appropriate City officials are hereby authorized to take all actions necessary to carry out the intent of this Resolution.

SECTION 5: 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 any committees thereof that resulted in such formal action were conducted in meetings open to the public in compliance with all legal requirements.

SECTION 6: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the timely administration of federal grant funding and transportation planning activities; wherefore, this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.

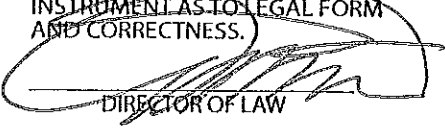
PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

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


DIRECTOR OF LAW

DATE

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: COUNCIL AS A WHOLE

AN ORDINANCE

PROVIDING FOR THE SUBMISSION TO THE ELECTORATE
OF AN AMENDMENT OF ARTICLE IV, SECTION 4.04,
OF THE CHARTER OF THE CITY OF
BROOK PARK, OHIO, AND DECLARING AN EMERGENCY.

BE IT ORDAINED, by the Council of the City of Brook Park,
County of Cuyahoga, State of Ohio, two-thirds of members
concurring that:

Section 1: That the following ballot language be, and is hereby
certified to the Cuyahoga County Board of Elections for
consideration at the general election to be held on November 3,
2026.

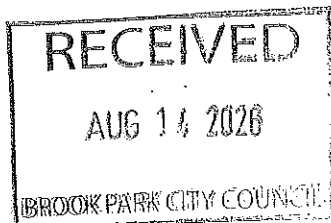
PROPOSED CHARTER AMENDMENT

CITY OF BROOK PARK, OHIO

A proposed amendment to the Charter of the City of Brook
Park, specifically to Section 4.04 of Article IV,
Salaries and Bonds.

The Charter of the City of Brook Park, specifically,
Article IV, Section 4.04, Salaries and Bonds, shall be
amended from:

"The Council shall fix compensations, sick leave
and annual vacation time for each employee of the City,
whether elected, appointed, or chosen and establish bond
for the faithful discharge of the duties of the office.
~~Any ordinance or resolution providing for any increase
in salary or compensation for any Councilmen, the Mayor,
the Law Director, the Finance Director, or any other
elective office, of more than three percent (3%) shall
not become effective, after passage thereof, until
Council submits such ordinance or resolution to the
electorate at a regular Municipal or general election
occurring more than 60 days after the passage of the
ordinance or resolution, and such ordinance or
resolution is approved by a majority of the electors
voting thereon in the City.~~



The compensation of all elected officials shall be fixed at least thirty (30) days prior to the filing date of nominating petitions for the terms beginning on the next succeeding first day of January, and shall not thereafter be changed in any respect during any such term or any part thereof. The Council may authorize any officer of the City to make such travel as the Council deems to be in the public interest, and may provide that the expense of such travel be paid by the City."

To read as follows:

"The Council shall fix compensations, sick leave and annual vacation time for each employee of the City, whether elected, appointed, or chosen and establish bond for the faithful discharge of the duties of the office. The compensation of all elected officials shall be fixed at least thirty (30) days prior to the filing date of nominating petitions for the terms beginning on the next succeeding first day of January, and shall not thereafter be changed in any respect during any such term or any part thereof. The Council may authorize any officer of the City to make such travel as the Council deems to be in the public interest, and may provide that the expense of such travel be paid by the City."

be submitted to a vote of the qualified electors of the City at the General Election to be held on November 3, 2026, at the regular places of voting in the City between the hours of 6:30 A.M. and 7:30 P.M.

Section 2: The ballots for said election shall, at the top thereof, be entitled "PROPOSED CHARTER AMENDMENT," and the question to be submitted on said ballot shall be in words following:

"Shall Article IV, Section 4.04, be amended to remove the requirement that any increase over three percent (3%) in compensation for any elected City officials be approved by the electorate?"

Under said wording shall appear the words "Yes" and "No," and each voter shall indicate his vote by following the proper voting procedure for the voting instrument provided on that occasion.

Section 3: Public notice of the time and place of holding such election shall be given by publication of notice thereof at least ten (10) days prior to the day of such election, in a newspaper published and of general circulation in the City.

Section 4: The Clerk of Council be and is hereby directed to mail a copy of the above proposed Charter Amendment to each elector whose name appears upon the registration books of the last regular election held in the City, at least thirty (30) days before the date of such election, and to certify a copy of this Ordinance to the Board of Elections in Cuyahoga County.

Section 5: To pay the cost of printing and mailing said copies of said proposed Charter Amendment and of publishing said notice, there be and hereby appropriated from the general fund such sum of money as may be needed.

Section 6: 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 7: 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 there is an immediate need to submit this Ordinance to the Cuyahoga Board of Elections for it to be placed on the November 3, 2026, ballot: therefore, this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: _____

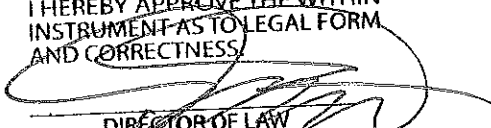
PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

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


DIRECTOR OF LAW

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: COUNCIL AS A WHOLE

AN ORDINANCE

PROVIDING FOR THE SUBMISSION TO THE ELECTORATE
OF AN AMENDMENT OF ARTICLE IV, SECTION 4.01(b)
OF THE CHARTER OF THE CITY OF
BROOK PARK, OHIO, AND DECLARING AN EMERGENCY.

BE IT ORDAINED, by the Council of the City of Brook Park,
County of Cuyahoga, State of Ohio, two-thirds of members
concurring that:

Section 1: That the following ballot language be, and is hereby
certified to the Cuyahoga County Board of Elections for
consideration at the general election to be held on November 3,
2026.

PROPOSED CHARTER AMENDMENT

CITY OF BROOK PARK, OHIO

A proposed amendment to the Charter of the City of Brook
Park, specifically to Section 4.01(b) of Article IV,
Composition and Term, and thereby establish four-year
terms beginning on the first day of January 2030.

The Charter of the City of Brook Park, specifically,
Article IV, Section 4.01(b), Composition and Term, shall
be amended from:

"All Councilmen shall be elected for a term of ~~two~~
~~(2)~~ years at the regular municipal election in the year
2001, and every ~~two~~ ~~(2)~~ years thereafter. All members of
Council, including the President of Council, shall take
office on the first day of January next following their
election, and shall continue to serve until their
successors have been duly elected and qualified."

To read as follows:

"All Councilmen, including the President of Council
shall be elected for a term of four years (4) years at
the regular municipal election in the year 2029, and

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BROOK PARK CITY COUNCIL

every four (4) years thereafter. All members of Council, including the President of Council, shall take office on the first day of January next following their election, and shall continue in office until their successors have been duly elected and sworn in."

be submitted to a vote of the qualified electors of the City ~~at the General Election to be held on November 3, 2026, at the~~ regular places of voting in the City between the hours of 6:30 A.M. and 7:30 P.M.

Section 2: The ballots for said election shall, at the top thereof, be entitled "PROPOSED CHARTER AMENDMENT," and the question to be submitted on said ballot shall be in words following:

"Shall Article IV, Section 4.01(b), be amended by expanding the terms of all Council Members and Council President to four (4) years from two (2) years, beginning in with the Municipal Election in 2029?"

Under said wording shall appear the words "Yes" and "No," and each voter shall indicate his vote by following the proper voting procedure for the voting instrument provided on that occasion.

Section 3: Public notice of the time and place of holding such election shall be given by publication of notice thereof at least ten (10) days prior to the day of such election, in a newspaper published and of general circulation in the City.

Section 4: The Clerk of Council be and is hereby directed to mail a copy of the above proposed Charter Amendment to each elector whose name appears upon the registration books of the last regular election held in the City, at least thirty (30) days before the date of such election, and to certify a copy of this Ordinance to the Board of Elections in Cuyahoga County.

Section 5: To pay the cost of printing and mailing said copies of said proposed Charter Amendment and of publishing said notice, there be and hereby appropriated from the general fund such sum of money as may be needed.

Section 6: 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 7: 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 there is an immediate need to submit this Ordinance to~~ the Cuyahoga Board of Elections for it to be placed on the November 3, 2026, ballot: therefore, this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: _____

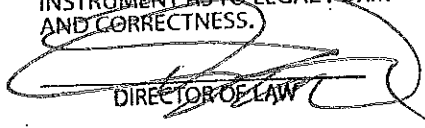
PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

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INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.


DIRECTOR OF LAW

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: COUNCIL AS A WHOLE

AN ORDINANCE

PROVIDING FOR THE SUBMISSION TO THE ELECTORATE
OF AN AMENDMENT OF ARTICLE XV, SECTION 15.01(c),
OF THE CHARTER OF THE CITY OF
BROOK PARK, OHIO, AND DECLARING AN EMERGENCY.

BE IT ORDAINED, by the Council of the City of Brook Park,
County of Cuyahoga, State of Ohio, two-thirds of members
concurring that:

Section 1: That the following ballot language be, and is hereby
certified to the Cuyahoga County Board of Elections for
consideration at the general election to be held on November 3,
2026.

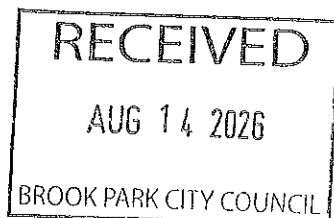
PROPOSED CHARTER AMENDMENT

CITY OF BROOK PARK, OHIO

A proposed amendment to the Charter of the City of Brook
Park, specifically to Section 15.01(c) of Article XV,
General Qualifications and Restrictions of Employees,
Councilmen, and other Elected or Appointed Officials. To
allow the elected officials and appointed officials to
serve on the Brook Park New Community Authority.

The Charter of the City of Brook Park, specifically,
Article XV, Section 15.01(c), General Qualifications and
Restrictions of Employees, Councilmen, and Other Elected
or Appointed Official shall be amended from:

"No Councilman or other elected officials or
appointed officials shall hold any other public office
with the City of Brook Park, or be employed by the City
of Brook Park; provided however that nothing herein
shall preclude public officials or employees from
serving on Boards and Commissions of the City, where
such service is prescribed by the terms of this
Charter."



To read as follows:

"No Councilman or other elected officials or appointed officials shall hold any other public office with the City of Brook Park, or be employed by the City of Brook Park; provided however that nothing herein ~~shall preclude public officials or employees from~~ serving on Boards and Commissions of the City, where such service is prescribed by the terms of this Charter. Elected or appointed officials may serve as trustees for the Brook Park New Community Authority"

be submitted to a vote of the qualified electors of the City at the General Election to be held on November 3, 2026, at the regular places of voting in the City between the hours of 6:30 A.M. and 7:30 P.M.

Section 2: The ballots for said election shall, at the top thereof, be entitled "PROPOSED CHARTER AMENDMENT," and the question to be submitted on said ballot shall be in words following:

"Shall Article XV, Section 15.01(c), be amended to allow elected or appointed City officials to serve as trustees on the Brook Park New Community Authority?"

Under said wording shall appear the words "Yes" and "No," and each voter shall indicate his vote by following the proper voting procedure for the voting instrument provided on that occasion.

Section 3: Public notice of the time and place of holding such election shall be given by publication of notice thereof at least ten (10) days prior to the day of such election, in a newspaper published and of general circulation in the City.

Section 4: The Clerk of Council be and is hereby directed to mail a copy of the above proposed Charter Amendment to each elector whose name appears upon the registration books of the last regular election held in the City, at least thirty (30) days before the date of such election, and to certify a copy of this Ordinance to the Board of Elections in Cuyahoga County.

Section 5: To pay the cost of printing and mailing said copies of

said proposed Charter Amendment and of publishing said notice, there be and hereby appropriated from the general fund such sum of money as may be needed.

Section 6: 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 7: 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 there is an immediate need to submit this Ordinance to the Cuyahoga Board of Elections for it to be placed on the November 3, 2026, ballot: therefore, this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: _____

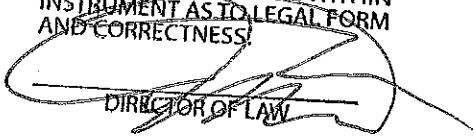
PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

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


DIRECTOR OF LAW

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE
AUTHORIZING THE MAYOR TO ENTER INTO A
CONTRACT WITH MUNICIPAL EMERGENCY SERVICES (MES),
FOR THE PURCHASE OF TURNOUT GEAR, AND DECLARING AN EMERGENCY

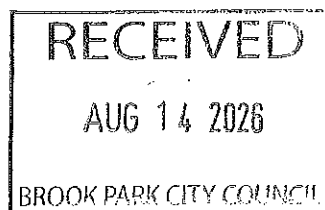
NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a contract, with Municipal Emergency Services (MES), through Sourcewell Contract #010424-MES, for turnout gear, further described in Exhibit "A" (QT2086402).

SECTION 2: The money needed for the aforesaid transaction shall be paid from Fund No. 401, Capital Fund, in an amount not to exceed \$150,000.00.

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 for the further reason to allow the City to purchase turnout gear; 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: _____

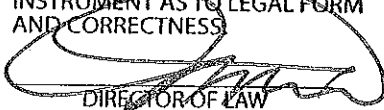
PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

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


DIRECTOR OF LAW



(877) 637-3473

Quote

Quote # QT2086402
 Date 06/26/2026
 Expires 07/11/2026
 Sales Rep Wolf, Mike
 PO # PPE -
 Shipping Method FedEx Ground
 Customer BROOK PARK FIRE DEPARTMENT (OH)
 Customer # C216091



Bill To

BROOK PARK FIRE DEPARTMENT
 17401 HOLLAND ROAD
 BROOKPARK OH 44142
 United States

Ship To

BROOK PARK FIRE DEPARTMENT
 17401 HOLLAND ROAD
 BROOKPARK OH 44142
 United States

Item	Alt Item #	Units	Description	QTY	Unit Price	Amount
HFRP Tail Coat			HFRP Tail Coat FF - Lime Trim	1	\$2,550.00	\$2,550.00
HFRP Tail Pant			HFRP Tail Pant FF - Lime Trim	1	\$1,925.00	\$1,925.00
G2LLG-Large			Dex-Pro™ 3D Leather Glove - Gauntlet	1	\$136.00	\$136.00
39708-00-194071			BarriAire Gold Elite Pro Comprehensive Coverage - Extends Particulate Barrier coverage beyond critical areas as identified by NFPA - Maximum Protection	1	\$140.00	\$140.00
BT5007-Black-10.5-E			Honeywell Pro-Warrington Leather Structural Boot- NFPA - *NEEDS QUICK QUOTE*	1	\$566.00	\$566.00
Custom Sewn Fronts 6In.	BYB267570		BYB267570 6" leather front w/ sewn or recessed letters - ref MES QUOTE 210087	1	\$89.00	\$89.00
GLOVESTRAP			Glove Straps	1	\$15.00	\$15.00
9174-1			Boston Leather Firefighter's Suspenders w/ 8 Point Loop	1	\$108.00	\$108.00
90541			Survivor Alkaline Model - Yellow	1	\$73.00	\$73.00
UL6BKR319			FIRE HELMET, STRUCTURAL, LIGHTWEIGHT UST, BLACK, FIBERGLASS, NFPA BOURKES, 6" BRASS EAGLE	1	\$490.00	\$490.00
LXFB10K-NL			Premium 3XL Turnout Gear Bag w/ Helmet Compartment, Reinforced Bottom & Triple Trim—No Maltese Cross or Firefighter Weave—BLACK	1	\$79.00	\$79.00

Contact: C216091 BROOK PARK FIRE DEPARTMENT (OH) : Gary Stidham

Subtotal \$6,171.00
 Shipping Cost \$0.00
 Tax Total \$0.00
 Total \$6,171.00

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.





(877) 637-3473

Quote

Quote # QT2086402
 Date 06/26/2026
 Expires 07/11/2026
 Sales Rep Wolf, Mike
 PO # PPE -
 Shipping Method FedEx Ground
 Customer BROOK PARK FIRE DEPARTMENT (OH)
 Customer # C216091

Bill To
 BROOK PARK FIRE DEPARTMENT
 17401 HOLLAND ROAD
 BROOKPARK OH 44142
 United States

Ship To
 BROOK PARK FIRE DEPARTMENT
 17401 HOLLAND ROAD
 BROOKPARK OH 44142
 United States

Item	Alt Item #	Units	Description	QTY	Unit Price	Amount
HFRP Tall Coat			HFRP Tall Coat FF - Lime Trim	1	\$2,550.00	\$2,550.00
HFRP Tall Pant			HFRP Tall Pant FF - Lime Trim	1	\$1,925.00	\$1,925.00
G2LLG-Large			Dex-Pro™ 3D Leather Glove - Gauntlet	1	\$136.00	\$136.00
39708-00-194071			BarriAire Gold Elite Pro Comprehensive Coverage - Extends Particulate Barrier coverage beyond critical areas as identified by NFPA - Maximum Protection	1	\$140.00	\$140.00
BT5007-Black-10.5-E			Honeywell Pro-Warrington Leather Structural Boot- NFPA - *NEEDS QUICK QUOTE*	1	\$566.00	\$566.00
Custom Sewn Fronts 6in.	BYB267570		BYB267570 6" leather front w/ sewn or recessed letters - ref MES QUOTE 210087	1	\$89.00	\$89.00
GLOVESTRAP			Glove Straps	1	\$15.00	\$15.00
9174-1			Boston Leather Firefighter's Suspenders w/ 8 Point Loop	1	\$108.00	\$108.00
90541			Survivor Alkaline Model - Yellow	1	\$73.00	\$73.00
UL6BKR319			FIRE HELMET, STRUCTURAL, LIGHTWEIGHT UST, BLACK, FIBERGLASS, NFPA BOURKES, 6" BRASS EAGLE	1	\$490.00	\$490.00
LXFB10K-NL			Premium 3XL Turnout Gear Bag w/ Helmet Compartment, Reinforced Bottom & Triple Trim—No Maltese Cross or Firefighter Weave—BLACK	1	\$79.00	\$79.00

Contact: C216091 BROOK PARK FIRE DEPARTMENT (OH) : Gary Stidham

Subtotal \$6,171.00
 Shipping Cost \$0.00
 Tax Total \$0.00
 Total \$6,171.00

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.





(877) 637-3473

Quote

Quote # QT2086402
Date 06/26/2026
Expires 07/11/2026
Sales Rep Wolf, Mike
PO # PPE -
Shipping Method FedEx Ground
Customer BROOK PARK FIRE DEPARTMENT (OH)
Customer # C216091

Bill-To

BROOK PARK FIRE DEPARTMENT
 17401 HOLLAND ROAD
 BROOKPARK OH 44142
 United States

Ship-To

BROOK PARK FIRE DEPARTMENT
 17401 HOLLAND ROAD
 BROOKPARK OH 44142
 United States

Item	Alt Item #	Units	Description	Qty	Unit Price	Amount
HFRP Tail Coat			HFRP Tail Coat FF - Lime Trim	23	\$2,550.00	\$58,650.00
HFRP Tail Pant			HFRP Tail Pant FF - Lime Trim	23	\$1,925.00	\$44,275.00
G2LLG-Large			Dex-Pro™ 3D Leather Glove - Gauntlet	23	\$136.00	\$3,128.00
39708-00-194071			BarriAire Gold Elite Pro Comprehensive Coverage - Extends Particulate Barrier coverage beyond critical areas as identified by NFPA - Maximum Protection	23	\$140.00	\$3,220.00
BT5007-Black-10.5-E			Honeywell Pro-Warrington Leather Structural Boot- NFPA - *NEEDS QUICK QUOTE*	17	\$566.00	\$9,622.00
9174-1			Boston Leather Firefighter's Suspenders w/ 8 Point Loop	23	\$108.00	\$2,484.00
UL6BKR319			FIRE HELMET, STRUCTURAL, LIGHTWEIGHT UST, BLACK, FIBERGLASS, NFPA BOURKES, 6" BRASS EAGLE	16	\$490.00	\$7,840.00

Contact: C216091 BROOK PARK FIRE DEPARTMENT (OH) : Gary Stidham

Subtotal \$129,219.00
Shipping Cost \$200.00
Tax Total \$0.00
Total \$129,419.00

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



CITY OF BROOK PARK, OHIO

Ordinance No. _____

Introduced By: MAYOR ORCUTT

AN ORDINANCE TO AMEND ORDINANCE NO. 11516-2026, THE
APPROPRIATION ORDINANCE FOR THE CITY OF BROOK PARK, STATE OF
OHIO, FOR FISCAL YEAR ENDING
DECEMBER 31, 2026, AND DECLARING AN EMERGENCY

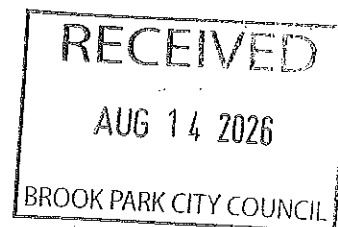
WHEREAS, the amounts appropriated for certain items of expense are proving to be insufficient while surpluses are developing in certain other appropriations for the fiscal year ending December 31, 2026.

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

SECTION 1: That to provide for the current expenses and other expenditures of the City of Brook Park, Ohio for the fiscal year ending December 31, 2026, there be adjusted appropriations in the total of \$8,754,000.48 as shown in Sections 2 thru 5 of this ordinance.

SECTION 2: Those portions of Ordinance No. 11516-2026 passed February 17, 2026 which are inconsistent with the provisions adopted herein, are expressly repealed. The attached Exhibit "A" provides detail of adjusted appropriations for fiscal year ending December 31, 2026.

SECTION 3: A copy of this Ordinance shall be submitted by the Director of Finance to the Fiscal Officer of Cuyahoga County, Ohio and upon certification by said Fiscal Officer as required by law, the Director of Finance of this City is hereby authorized to draw his warrants upon the City Finance Department for payment of any certification and vouchers therefore approved by the proper officers authorized by law to approve the same, or an Ordinance of



the Council to make such expenditures; provided, however, that no warrants shall be drawn or paid for salaries or wages except to persons employed by authority of and in accordance with the law or the Ordinance of this Council.

SECTION 4: It is found and determined that all formal actions of this Council concerning and relating to 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 actions 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 of the fact that funds must be made available and be appropriated to provide for the current expenses and payments thereof for the fiscal year ending December 31, 2026; 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

CITY OF BROOK PARK, OHIO
2026 Budget Ordinance

SECTION 2

EXHIBIT A

		Original Appropriations	Amended #1	TOTALS
		Per Ordinance	Ord. xxxxx-xxxx	
Description		11516-2026	DATE, 2026	2026
100 GENERAL FUND				
210 MAYOR'S COURT				
52000-52999	OPERATIONS	13,500.00	1,200.00	14,700.00
343 PUBLIC RECREATION				
52000-52999	OPERATIONS	32,900.00	7,500.00	40,400.00
344 NATATORIUM				
51000-51999	PERSONAL SERVICES	-	62,500.00	62,500.00
52000-52999			55,500.00	55,500.00
TOTAL NATATORIUM		0.00	118,000.00	118,000.00
415 BUILDING DEPARTMENT				
51000-51999	PERSONAL SERVICES	729,542.89	-	729,542.89
52000-52999	OPERATIONS	72,750.00	30,000.00	102,750.00
57000-57999	TRANSFERS & REFUNDS	100.00	2,000.00	2,100.00
TOTAL BUILDING DEPARTMENT		802,392.89	32,000.00	834,392.89
421 ENGINEERING				
52000-52999	OPERATIONS	48,000.00	250,000.00	298,000.00
610 FINANCE DEPARTMENT				
52000-52999	OPERATIONS	123,750.00	73,900.00	197,650.00
874 MISC. EXECUTIVE				
52000-52999	OPERATIONS	1,142,000.00	750,000.00	1,892,000.00
880 TRANSFERS & REFUNDS				
57000-57999	TRANSFERS & REFUNDS	2,684,309.99	5,750,000.00	8,434,309.99
TOTAL GENERAL FUND		28,503,038.48	6,982,600.00	35,485,638.48
SPECIAL REVENUE FUNDS:				
210 CITY INCOME TAX FUND				
52000-52999	OPERATIONS	76,000.00	50,000.00	126,000.00
243 ECONOMIC DEVELOPMENT FUND				
325 COMMUNITY DEVELOPMENT				
57000-57999	TRANSFERS & REFUNDS	-	1,000,000.00	1,000,000.00
264 WATER PARK FUND				
342 PARKS & PLAYGROUNDS				
57000-57999	TRANSFERS & REFUNDS	750.00	250.00	1,000.00
TOTAL SPECIAL REVENUE FUNDS		31,213,897.73	1,050,250.00	32,264,147.73
CAPITAL IMPROVEMENT FUND:				
401 CAPITAL IMPROVEMENT FUND 55000-55999 CAPITAL				
344	NATATORIUM	0.00	16,018.45	16,018.45
423	SANITATION	230,867.35	13,500.00	244,367.35
425	S.C.M. & R.	141,161.19	1,200.00	142,361.19
426	TRAFFIC SIGNS	35,000.00	5,000.00	40,000.00
433	STREET LIGHTING	0.00	3,000.00	3,000.00
610	FINANCE DEPARTMENT	5,000.00	58,320.00	63,320.00
700	GENERAL GOV'T. LANDS & BLDGS.	31,145.21	75,000.00	106,145.21
TOTAL CAPITAL IMPROVEMENT FUND		3,773,065.97	172,038.45	3,945,104.42

CITY OF BROOK PARK, OHIO
2026 Budget Ordinance

SECTION 2

EXHIBIT A

		Original Appropriations	Amended #1	TOTALS
		Per Ordinance	Ord. xxxxx-xxxx	
Description		11516-2026	DATE, 2026	2026
CAPITAL CONSTRUCTION FUND:				
552 NATATORIUM IMPROVEMENT FUND				
341 RECREATION CENTER				
52000-52999	OPERATIONS	-	-	0.00
55000-55999	CAPITAL OUTLAY	-	25,506.00	25,506.00
	TOTAL NATATORIUM IMPROVEMENT FUND	-	25,506.00	25,506.00
553 RECREATION CENTER IMPROVEMENT FUND				
700 GENERAL GOV'T LANDS & BUILDINGS				
52000-52999	OPERATIONS	-	221,815.00	221,815.00
	TOTAL RECREATION CENTER IMPROVEMENT FUND	-	221,815.00	221,815.00
TOTAL CAPITAL CONSTRUCTION FUNDS		2,609,750.00	247,321.00	2,857,071.00
SPECIAL REVENUE AND AGENCY FUNDS				
691 RETIREES' ACCRUED BENEFITS FUND				
650 RETIREES				
51000-51999	PERSONAL SERVICES	500,000.00	250,000.00	750,000.00
714 CASH BONDS HELD FUND				
400 MAYOR'S OFFICE				
52000-52999	OPERATIONS	0.00	10.44	10.44
412 POLICE DEPARTMENT				
51000-51999	PERSONAL SERVICES	0.00	908.22	908.22
415 BUILDING DEPARTMENT				
51000-51999	PERSONAL SERVICES	0.00	484.83	484.83
420 SERVICE DEPARTMENT				
51000-51999	PERSONAL SERVICES	0.00	387.54	387.54
874 MISC. EXECUTIVE				
52000-52999	OPERATIONS	50,000.00	50,000.00	100,000.00
	TOTAL CASH BONDS HELD FUND	50,000.00	51,791.03	101,791.03
TOTAL APPROPRIATIONS		73,785,919.30	8,754,000.48	82,539,919.78

(COST ESTIMATES)

(COST ESTIMATES)

CITY OF BROOK PARK
2026 ROADS
PROGRAM
(COST ESTIMATES)

6	<u>Preventative Maintenance/Crack Sealing (Fund 242)</u>	\$65,000.00
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- Cedar Point
- Eastland
- Ruple
- 2024 Road Program

7	<u>Konery Park Parking Lot Resurfacing (Fund 401)</u>	\$220,000.00
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8	<u>Road Striping (Fund 242)</u>	\$50,000.00
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9	<u>Sheldon Road Bridge at Abrams Creek (Fund 550)</u>	\$439,223.50
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Estimated Total = \$5,019,157.90

BROOK PARK 2024 APPROVED ORGANIZATIONS SOUTHWEST COMMUNITY HEALTH SYSTEM								
<u>Org. City</u>	<u>Org. Type</u>	<u>Org. Name</u>	<u>Org. Contact First</u>	<u>Org. Contact Last</u>	<u>Org. Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u> <u>STATUS</u>
Brook Park	Civic	Auxiliary Police	John	Eheman	17401 Holland Road	Brook Park	OH	44142
Brook Park	Civic	Alternate Auxiliary Police	Al	Wolf	17401 Holland Road	Brook Park	OH	44142
Brook Park	Civic	Beautification and Pride Committee	Kenne	Pauley	17102 Sandhurst Drive	Brook Park	OH	44142
Brook Park	Civic	Brook Park Boosters	Joe	Holesovsky	17400 Holland Road	Brook Park	OH	44142
Brook Park	Civic	Neighborhood Watch	Jennifer	Roberts	5368 West 151st Street	Brook Park	OH	44142
Brook Park	Civic	Office on Aging	Joan	Corrigan	17400 Holland Road	Brook Park	OH	44142
Brook Park	Civic	Police Association	Matt	Kimmich	17401 Holland Road	Brook Park	OH	44142
Brook Park	Civic	Tri-City Soccer Association	Craig	Schultz	1271 Bonnieview Avenue	Lakewood	OH	44107
Brook Park	Civic	Chamber of Commerce	Samantha	Rocco	6161 Engle Road	Brook Park	OH	44142
Brook Park	Civic	Brook Park Administration	Edward	Orcutt	6161 Engle Road	Brook Park	OH	44142
Brook Park	Civic	Brook Park City Council	Richard	Salvatore	6161 Engle Road	Brook Park	OH	44142
Brook Park	Civic	Alternate City Council	Thomas	Dufour	6161 Engle Road	Brook Park	OH	44142
Brook Park	Civic	Midpark Democratic Club	Tony	D'Amico	6145 Michael Drive	Brook Park	OH	44142
Brook Park	Civic	Firefighters Association	Kevin	Kulesa	17401 Holland Road	Brook Park	OH	44142
Brook Park	Civic	Friends of the Library	Diana	Stack	6155 Engle Rd.	Brook Park	OH	44142

BROOK PARK 2024 APPROVED ORGANIZATIONS SOUTHWEST COMMUNITY HEALTH SYSTEM									
Org. City	Org. Type	Org. Name	Org. Contact First	Org. Contact Last	Org. Address	City	State	Zip	Email of Contact
Brook Park	Civic	Rangerettes	Unknown	Unknown			OH		
Brook Park	Civic	Republican Club	Richard	Perry, Jr.	5749 Pemberton Drive	Brook Park	OH	44142	
Brook Park	Civic	Help Thy Neighbor	Tom	Troyer	18352 Calvin Drive	Brook Park	OH	44142	
Brook Park	Civic	Brook Park Elementary	Jessica	Stokes	17001 Holland Road	Brook Park	OH	44142	
Brook Park	Civic	Brook Park Botanical Garden Club	Ray	Peterlin	5811 Wengler Drive	Brook Park	OH	44142	
Brook Park	Civic	Audrey's Outreach	Margie	Jay	6321 Stonecrest Drive	Brook Park	OH	44142	
Brook Park	Civic	Alternate Audrey's Outreach	Bill	Jay	6321 Stonecrest Drive	Brook Park	OH	44142	
Brook Park	Civic	Khloe's Club	Jim	Mencini	6161 Engle Road	Brook Park	OH	44142	
Brook Park	Fraternal	American Legion Auxiliary #610	Karen	Bevilacqua	19944 Sheldon Road	Brook Park	OH	44142	
Brook Park	Fraternal	American Legion Post #610	Doug	Shinn	6581 Scenic Park Oval	Middleburg Hts.	OH	44130	
Brook Park	Religious	Abrams Creek Baptist Church	Pastor James	Beight	18864 Sheldon Road	Brook Park	OH	44142	
Brook Park	Religious	Brook Park Community Church	Margie	Jay	16845 Holland Road	Brook Park	OH	44142	
Brook Park	Religious	Holy Name Society	Rich	Setch	14344 Fayette Blvd.	Brook Park	OH	44142	Dissolved
Brook Park	Religious	Mary Queen of Apostles	Roberts	Wisniewski	6455 Engle Road	Brook Park	OH	44142	
Brook Park	Religious	Redeemer Lutheran Church	Scott	Kreidler	6151 Smith Road	Brook Park	OH	44142	

BROOK PARK 2024 APPROVED ORGANIZATIONS SOUTHWEST COMMUNITY HEALTH SYSTEM									
Org. City	Org. Type	Org. Name	Org. Contact First	Org. Contact Last	Org. Address	City	State	Zip	Email of Contact
Brook Park	Religious	United Methodist Church	Pastor Sue	Greenland	6220 Smith Road	Brook Park	OH	44142	
Brook Park	Religious	United Methodist Church	Sylvia	Hines	6220 Smith Road	Brook Park	OH	44142	

MEMO

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com agonzalez@cityofbrookpark.com jamesmencini@yahoo.com sroberts@cityofbrookpark.com rscott@cityofbrookpark.com tdufour@cityofbrookpark.com bpoindexter@cityofbrookpark.com dmccorkle@cityofbrookpark.com w/Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	July 14, 2026
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on July 13, 2026, regarding approval for a Conditional Use Permit. By vote of 6-0, the Planning Commission voted to approve a conditional use Permit, for the following:

- REQUEST A CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A BUSINESS WAREHOUSE AT 15300 BROOKPARK ROAD | LOCATED IN THE U7-C ZONING DISTRICT | ORDINANCE 1121.40**

Property Owner/Agent: Terry Pawuk/Pawuk Realty LLC

Agent: Penny Peterlin

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.

RECEIVED

JUL 14 2026

BROOK PARK CITY COUNCIL

PAGE 2
JULY 13, 2026

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

See attached 2026 Planning Commission Application; Engineer, Building Commissioner and Fire Prevention Officer's comments.

PROPERTY OWNER/AGENT:

Terry Pawuk/Pawuk Realty LLC

Thank you,

Carol Dell

Secretary, City of Brook Park Planning Commission
Building Department 216/433-7412 (cdell@cityofbrookpark.com)

BROOK PARK PLANNING COMMISSION

The Brook Park Planning Commission met on July 13, 2026, regarding approval for a Conditional Use Permit. By a vote of 6-0, the Planning Commission voted to recommend approval for the following:

- **REQUEST A CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A BUSINESS WAREHOUSE AT 15300 BROOKPARK ROAD | LOCATED IN THE U7-C ZONING DISTRICT | ORDINANCE 1121.40**

Property Owner/Agent: Terry Pawuk/Pawuk Realty LLC

Agent: Penny Peterlin

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.



Secretary, Planning Commission



Date



CITY OF BROOK PARK

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

JUN 17 2026

Email | buildingdept@cityofbrookpark.com

Office | 216.433.7412

2026 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	15300 Brookpark Rd	☒ RESIDENTIAL ☒ COMMERCIAL	ZONE
PARCEL #	34435016	BUSINESS NAME (If Applicable)	Pawuk Realty

PROPERTY OWNER NAME(S)	Terry Pawuk	Pawuk Realty LLC	☒ Will Attend Meeting		
Phone #	440 821-5644	Email	teerco2@msn.com		
Street Address	9425 Brookpark Rd	City	Parma	Zip	44129
AGENT/CONTACT PERSON NAME(S)	Same				☐ Will Attend Meeting
Phone #		Email			
Street Address		City		Zip	

- | | |
|---|---|
| ☐ Aesthetic / Project ² | ☒ Conditional Use Permit ² |
| ☐ Front Porch | ☐ Billboard ¹ |
| ☐ Re-Zone ³ | ☐ Telecommunication Tower ¹ |
| ☐ Lot Split ^{3,4} | ☐ Lot Consolidation ^{3,4} |
| ☐ Other: | |

¹ Provide Construction Drawings and/or Structural calculations

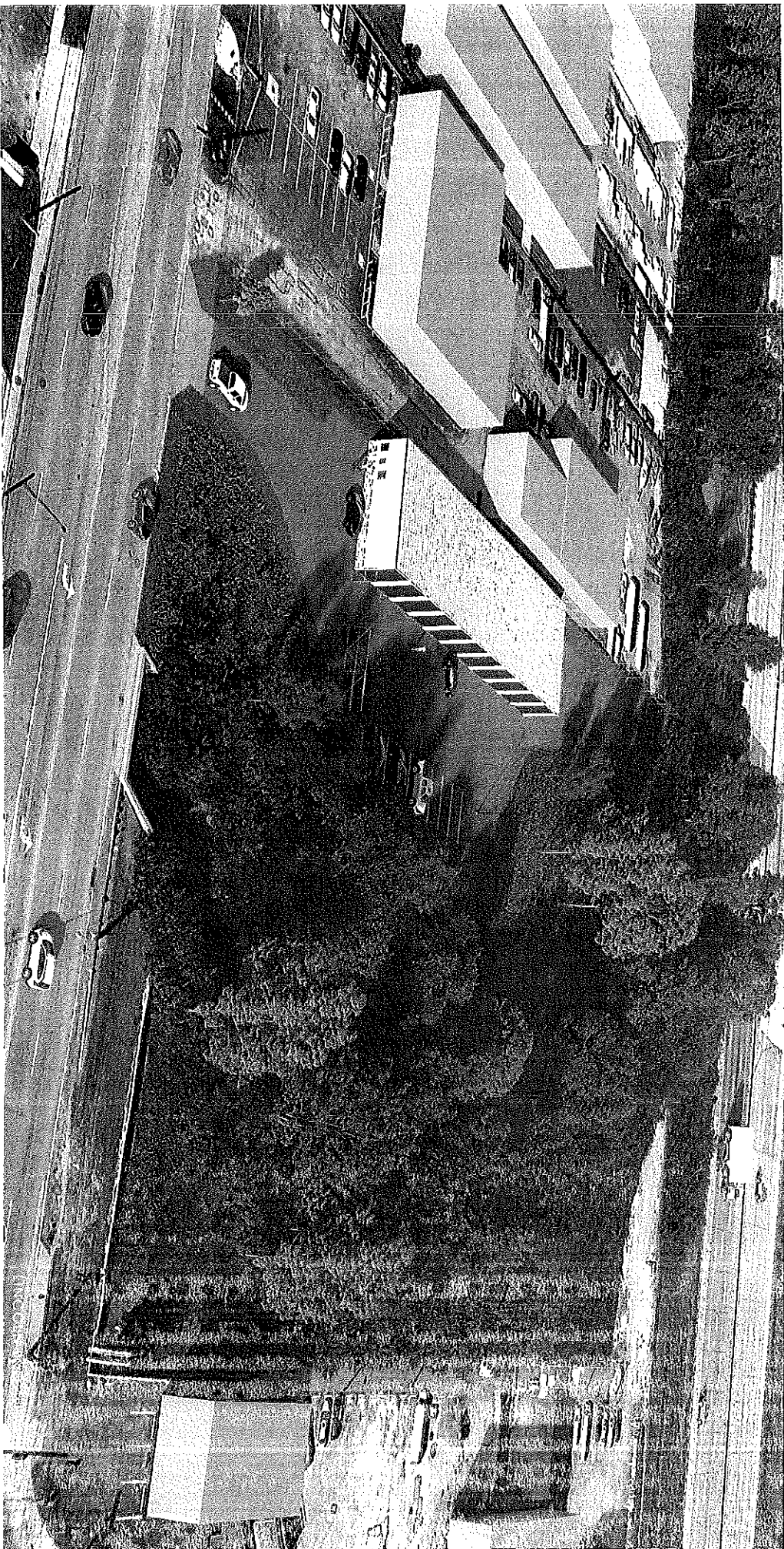
² Provide Detailed Business Plan per City Ordinance 1121.34

³ Provide Legal Description

⁴ Provide Lot Split / Consolidation Plat and Mylar

SUMMARY OF REQUEST: The project involves the ground up construction of a 10 unit multi-tenant warehouse facility to meet the needs of small enterprises and established companies.

APPLICANT SIGNATURE		☒ Owner ☒ Agent	DATE	June 12, 2026
---------------------	--	---	------	---------------



CITY OF BROOK PARK, OHIO

1/C
CA 5-11-21
1st R 5-18-21
2nd R
3rd R
1/C

RESOLUTION NO: 8-2021

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION GRANTING THE CONDITIONAL USE PERMIT TO OPERATE A
MINI WAREHOUSE/STORAGE UNIT FACILITY, AT 15300 BROOKPARK ROAD,
LOCATED IN THE U7-C DISTRICT, AND DECLARING AN EMERGENCY

WHEREAS, on May 3, 2021, the Planning Commission approved and referred to Council a request for a Conditional Use Permit to operate a warehouse/storage unit facility, with black ornamental fencing to be installed along Brook Park Road frontage as a condition at 15300 Brookpark Road located in the U7-C District.

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

SECTION 1: The Conditional Use Permit to operate a mini warehouse/storage unit facility at 15300 Brookpark Road, located in the U7-C District, with the condition that black ornamental fencing be installed along the Brook Park Road frontage, approved by the Planning Commission on May 3, 2021, 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 this Conditional Use Permit; 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: May 18, 2021

M. F. Vecchio
PRESIDENT OF COUNCIL

ATTEST: Michelle Blazek
Clerk of Council

APPROVED: [Signature]
MAYOR

5/19/21
DATE

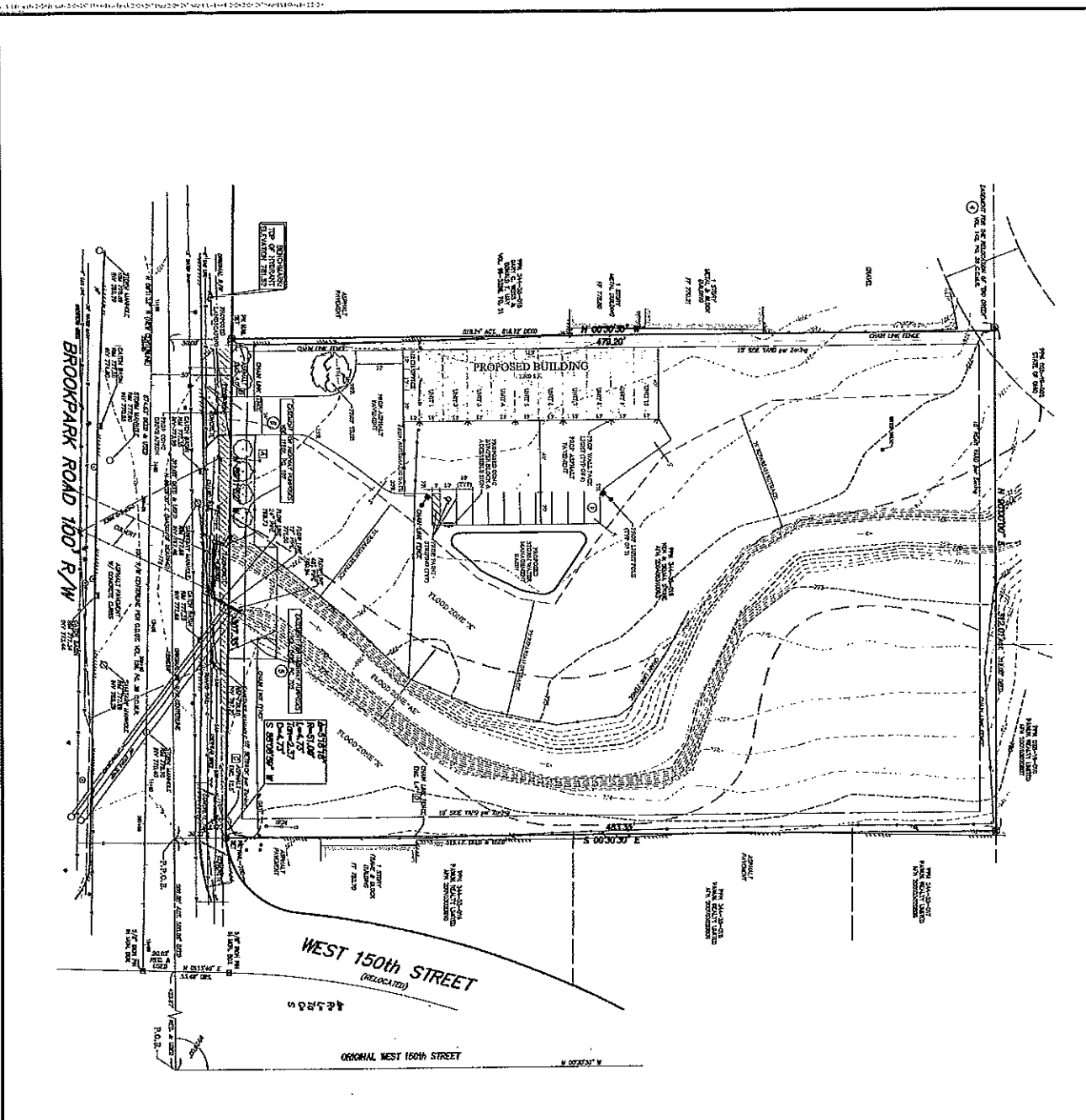
CERTIFICATE

Michelle Blazek, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance Resolution No. 8-2021 passed on the 18th day of May 2021 by said council.
Michelle Blazek
Clerk of Council

I, Michelle Blazek, Clerk of Council for the City of Brook Park, State of Ohio, do hereby certify that there is no newspaper of general circulation in the municipality and that publication of the foregoing ordinances/resolutions was made by posting true copies at five of the most public places in said municipality as determined by Ordinance No. 4836-1975: location City Hall 6163 Engle Road, Police Station 17401 Holland Road, 22 Fire Station 23330 Nunzio Parkway, 23 Fire Station 17401 Holland Road, Brook Park Library 6163 Engle Road, for a period of fifteen days, commencing May 24, 2021
Michelle Blazek
MICHELLE BLAZEK
Clerk of Council

	Yea	Nay
Troyer	☒	☐
Mancini	☒	☐
Orcutt	☒	☐
Scott	☒	☐
Schnuck	☒	☐
Polindexter	☒	☐
Salvajene	☒	☐

I HEREBY APPROVE THE WITHIN INSTRUMENT AS TO LEGAL FORM AND CORRECTNESS
[Signature]
DIRECTOR OF LAW



SITE DATA

U.S. DISTRICT " 17th
 " BROOKPARK ROAD CORRIDOR
 " SPECIAL DISTRICT
 " 5.44% AC)
 SITE AREA
 PROPOSED BUILDING AREA " 1200 S.F. (PROTENT)
 BUILDING SETBACKS:
 FRONT YARD " 10'
 REAR YARD " 10'
 SIDE YARD " 10'
 NUMBER OF PARKING SPACES " 9
 HANDICAP PARKING SPACES " 1
 TOTAL PARKING SPACES " 10

FLOOD ZONE

1. 100-YEAR FLOOD ZONE
 2. 500-YEAR FLOOD ZONE
 3. 100-YEAR FLOOD ZONE
 4. 500-YEAR FLOOD ZONE
 5. 100-YEAR FLOOD ZONE
 6. 500-YEAR FLOOD ZONE
 7. 100-YEAR FLOOD ZONE
 8. 500-YEAR FLOOD ZONE
 9. 100-YEAR FLOOD ZONE
 10. 500-YEAR FLOOD ZONE

LEGEND

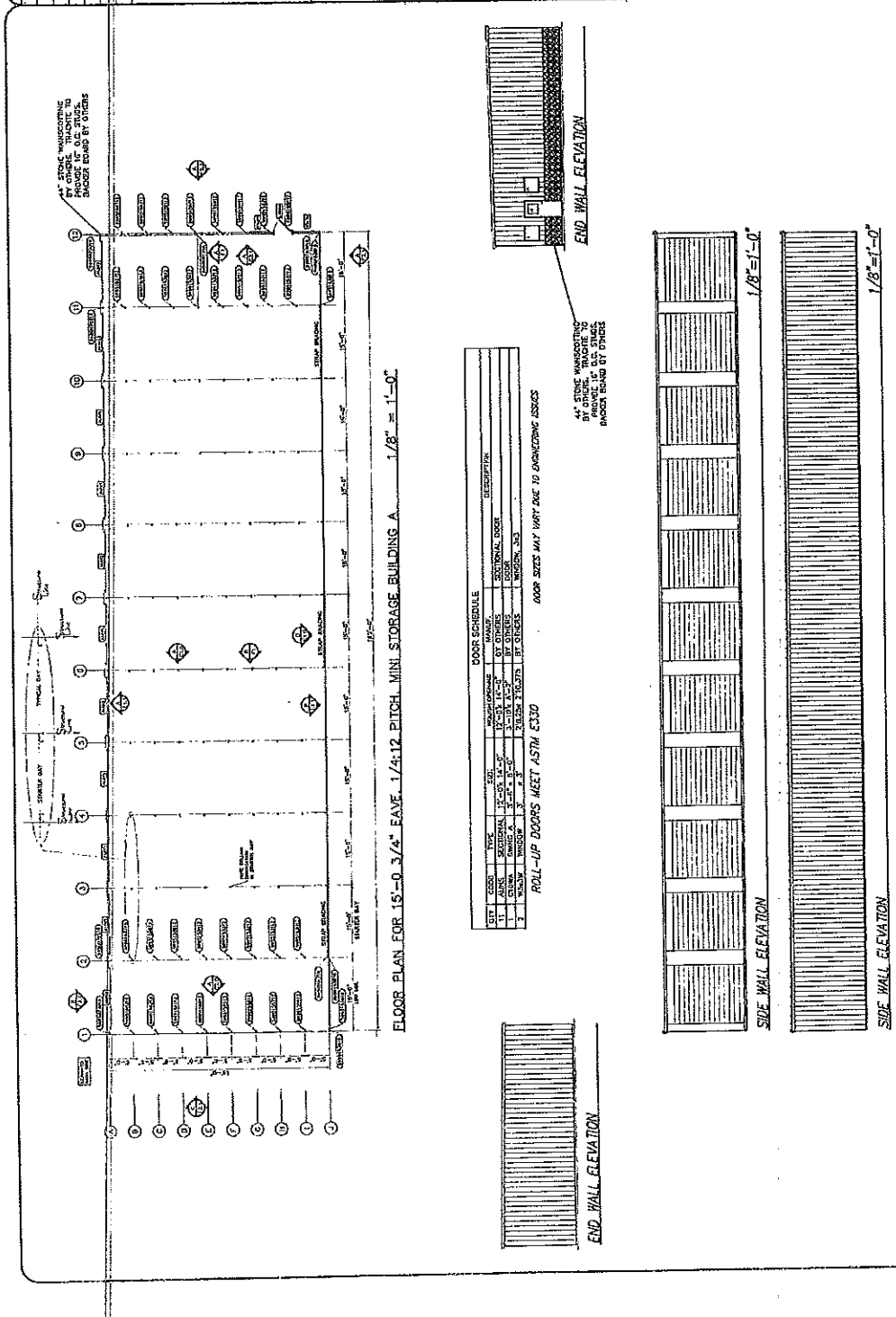
1. 100-YEAR FLOOD ZONE
 2. 500-YEAR FLOOD ZONE
 3. 100-YEAR FLOOD ZONE
 4. 500-YEAR FLOOD ZONE
 5. 100-YEAR FLOOD ZONE
 6. 500-YEAR FLOOD ZONE
 7. 100-YEAR FLOOD ZONE
 8. 500-YEAR FLOOD ZONE
 9. 100-YEAR FLOOD ZONE
 10. 500-YEAR FLOOD ZONE

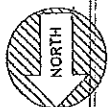
PROPOSED BUILDING IS A COULD STRIKE FACILITY. NO PROPOSED
 CONCRETE FOUNDATION OR FOUNDATION WHEN CONSTRUCTION



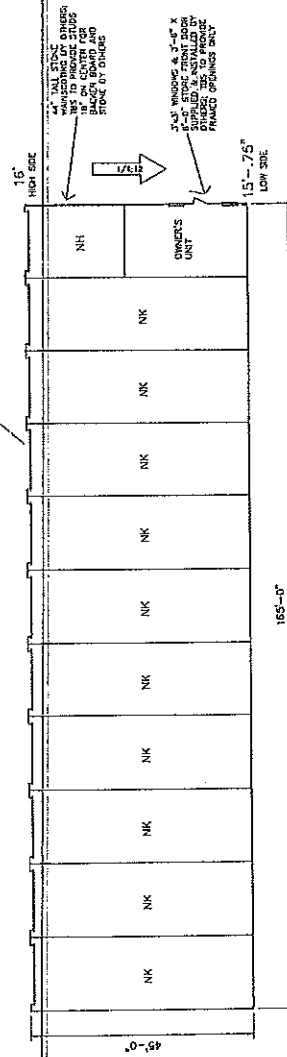
Scale: 1" = 30'

1 OF 1 PRELIMINARY SITE PLAN Project No. 2020-287	15300 BROOKPARK STORAGE SITE IMPROVEMENTS 15300 BROOKPARK RD. BROOK PARK, OH	OWNER: PAWK REALTY LIMITED 6725 SOUTHBROOK CIRCLE WESTLAKE, OHIO 44145	ISSUE DATE: 09-29-2020 10-01-2020	Reg. No.: 61709 	 W&B Engineering Services 14611 Harwin Rd., Suite 10 Houston, TX 77040 281-499-1111 info@wbeng.com
	15300 BROOKPARK STORAGE SITE IMPROVEMENTS 15300 BROOKPARK RD. BROOK PARK, OH				





SECTIONAL DOORS SUPPLIED AND INSTALLED BY OTHERS: TBS TO PROVIDE FRAMED OPENINGS ONLY



A -- 45'-0" x 165'-0" x 15'-0" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
NH	15 x 20	1	8.3	300
Owner	15 x 25	1	8.3	375
NK	15 x 45	10	83.3	6750
TOTAL		12	100	7425

NOTICE

NO FABRICATION CAN BE SCHEDULED OR BEGIN UNTIL THE PERMITS OF THE LOCAL BUILDING DEPARTMENT ARE RECEIVED BY TRACHTE BUILDING SYSTEMS. COMPLETE THE FOLLOWING:
____ APPROVED - RELEASE FOR FABRICATION
____ NOT APPROVED - REVISY AND RESUBMIT

** THE ABOVE PLAN MAY NOT REFLECT THE IMPLICATIONS OF SECTION 903.2.9 OF THE 2012 OR 2015 IBC CODE WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.
*** TRACHTE RECOMMENDS (IN USA ONLY) THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE. IF A CUSTOMER CHOOSES TO NOT COMPLY TRACHTE WILL NOT BE HELD ACCOUNTABLE.

TRACHTE BUILDING SYSTEMS, Inc. This drawing and all parts hereof is the exclusive property of Trachte Building Systems, Inc. 3715 E. River Road, Sun Prairie, Wisconsin (608) 785-9244 (Local 608/837-7890) and may not be reproduced in whole or part without written permission.			
Revisions:		By:	
Job Description:		Terry Pawluk 15300 Brookpark Road Brook Park, OH	
Name: Matt		Scale: 1 = 30'	Date: 1/23/21
Sheet Title:		FLOOR PLAN	
Plan #:		53885	
PAGE 1 of 1			

SALES ONLY

STORM WATER MANAGEMENT EASEMENT

FOR

15300 BROOKPARK ROAD

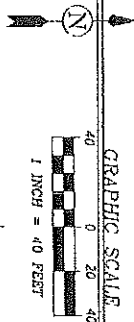
KNOWN AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP

SECTION NO. 2, NOW SITUATED IN THE

CITY OF BROOKPARK

COUNTY OF CUYAHOGA - STATE OF OHIO

McSTEEN
LAND SURVEYORS

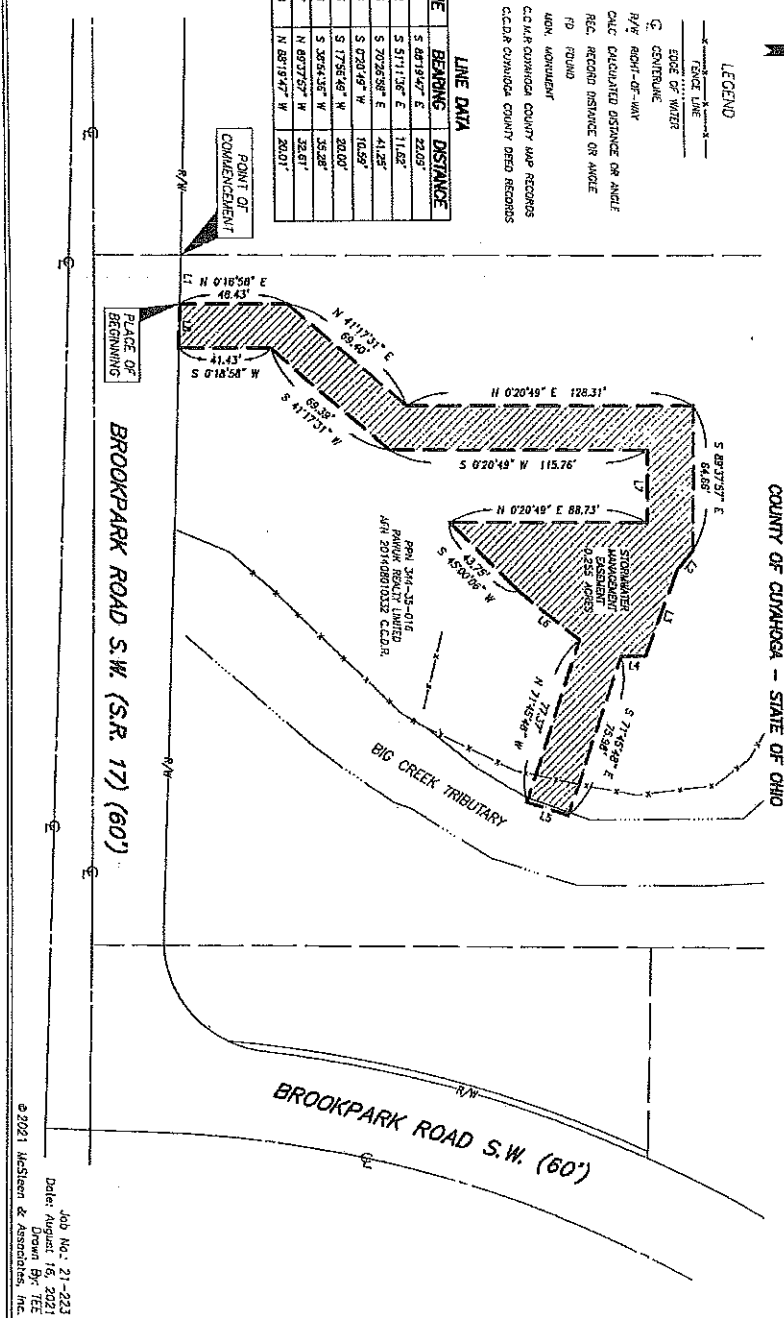


LEGEND

- EASEMENT LINE
- EASE OF WATER
- CENTERLINE
- RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- PD. ROUND
- MON. MONUMENT
- C.C.R. CUYAHOGA COUNTY MAP RECORDS
- C.C.R. CUYAHOGA COUNTY DEED RECORDS

LINE DATA

LINE	BEARING	DISTANCE
L1	S 68°19'47" E	22.05'
L2	S 51°11'36" E	11.62'
L3	S 70°26'38" E	41.25'
L4	S 0°20'49" W	10.89'
L5	S 17°54'49" W	20.00'
L6	S 36°54'35" W	35.28'
L7	N 60°37'57" W	38.61'
L8	N 68°15'47" W	28.01'



Job No. 21-223
Dated August 16, 2021
Drawn By: TEE
© 2021 McSTEEN & ASSOCIATES, INC.



Project No. 21-223
August 16, 2021

LEGAL DESCRIPTION
Stormwater Management Easement
15300 Brookpark Road
Brookpark, Ohio

Course No. 10: thence North 71° 45' 48" West, 77.37 feet to a point;

Course No. 11: thence South 38° 54' 36" West, 35.28 feet to a point;

Course No. 12: thence South 45° 00' 06" West, 43.75 feet to a point;

Course No. 13: thence North 0° 20' 49" East, 88.73 feet to a point;

Course No. 14: thence North 89° 37' 57" West, 32.61 feet to a point;

Course No. 15: thence South 0° 20' 49" West, 115.76 feet to a point;

Course No. 16: thence South 41° 17' 31" West, 69.39 feet to a point;

Course No. 17: thence South 0° 18' 58" West, 41.43 feet to a point on the northerly right-of-way of Brookpark Road;

Course No. 18: thence North 88° 19' 47" West, along the northerly right-of-way of Brookpark Road, 20.01 feet to the **PLACE OF BEGINNING**, containing *0.255 acres*, more or less, but subject to all highways, covenants, and easements of legal record as prepared in August 2021 by *McSteen Land Surveyors* under Project No. 21-223.



Project No. 21-223
August 18, 2021

LEGAL DESCRIPTION
Stormwater Management Easement
15300 Brookpark Road
Brookpark, Ohio

Situated in the City of Brookpark, County of Cuyahoga, State of Ohio, being part of Original Rockport Township Section No. 2, and part of Cuyahoga County Auditor's Parcel Number 344-35-016, now or formerly owned by Pawuk Realty Limited, as recorded in AFN 201408010332 of Cuyahoga County Deed Records, and being more completely described as follows:

Commencing at the southwest corner of said Pawuk Realty Limited land, being on the northerly right-of-way line of Brookpark Road S.W. (State Route 17) (60 feet wide); thence South 88° 19' 47" East along the northerly right-of-way of Brookpark Road, 22.09 feet to a point and being the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: thence North 0° 18' 58" East, 48.43 feet to a point;

Course No. 2: thence North 41° 17' 31" East, 69.40 feet to a point;

Course No. 3: thence North 0° 20' 49" East, 128.31 feet to a point;

Course No. 4: thence South 89° 37' 57" East, 64.66 feet to a point;

Course No. 5: thence South 51° 11' 36" East, 11.62 feet to a point;

Course No. 6: thence South 70° 26' 58" East, 41.25 feet to a point;

Course No. 7: thence South 0° 20' 49" West, 10.59 feet to a point;

Course No. 8: thence South 71° 45' 48" East, 75.98 feet to a point;

Course No. 9: thence South 17° 56' 49" West, 20.00 feet to a point;



City of Brook Park
Fire Department

Edward A. Orcutt, Mayor
Eric C. Fike, Chief

June 25, 2026

Board of Zoning Appeals and Planning Commission
City of Brook Park

INRE: 07/13/2026 Planning & Zoning Submittals

To Whom It May Concern,

The Fire Prevention office has no questions or concerns relating to this month's BZA & Planning Commission submittals.

Sincerely,

Brad Smith
Fire Prevention Officer
Brook Park Fire Department

MEMO

TO: Jason Monaco, Building Commissioner

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

DATE: June 26, 2026

SUBJECT: 15300 Brookpark Road (Conditional Use Permit) – Planning Commission

CC:

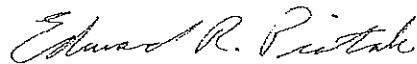
Mr. Monaco:

I have reviewed the Planning Commission Application (July 2026 Meeting) for the above-mentioned request located at 15300 Brookpark Road and offer the following comments:

1. Zoning is not identified on the application.
2. Site Improvements are subject to revision based on review of detailed plans and code conformance.
3. No comments on Conditional Use Permit request.

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

EUTHENICS, INC.



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



City of Brook Park

Building Department

Planning Commission 7/13/26

Building Department Notes

15300 Brookpark Rd., parcel #344-35-016 - Summary of Request – The applicants are requesting a conditional use permit to construct and operate a business warehouse at the parcel listed above. The plans submitted do not give specifics to determine compliance with setbacks, rear yards, sideyards, or front yards. The plans submitted show 10 parking spots, the Brook Park Ordinances would require 12 spaces. The plans do not specify curbs on the parking lot, Brook Park Ordinances require minimum 6" curbs. The plans provided do not show brick facing on the building, the Brook Park Ordinances require that no commercial building shall be constructed unless all exterior walls visible from the street are completely faced with either brick conforming to ASTM standard C-21 (solid brick) or C-652 (hollow brick) or C-1088 (thin brick), natural stone, architectural concrete masonry units (CMU), approved concrete panels or an approved masonry, the color and design approved of by the Planning Commission.

1121.40 U-7 BROOKPARK ROAD CORRIDOR SPECIAL DISTRICT AND U-7AE ADULT ENTERTAINMENT SUB-DISTRICT.

(e) Permitted Uses. Buildings and land shall be used, and buildings shall be designed, erected, altered or maintained, in whole or in part, in the U-7 Special District only, for uses specifically permitted in the U-7 Special District, as set forth in the following schedule and regulations:

(2) Conditional uses. Conditional uses are those uses that have some special impact or uniqueness such that their effect on the public health, safety, convenience, comfort, prosperity and general welfare in the City of Brook Park cannot be determined in advance.

The U-7 Special District has been divided into zones that are designed to guide uses with like impacts into concentrated areas. These zones are:

Zone A: Transportation

Zone B: Light Industry/Commercial

Zone C: Automotive Services

Zone D: Highway Oriented

MEMO

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com agonzalez@cityofbrookpark.com jamesmencini@yahoo.com sroberts@cityofbrookpark.com rscott@cityofbrookpark.com tdufour@cityofbrookpark.com bpindexter@cityofbrookpark.com dmccorkle@cityofbrookpark.com w/Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	July 14, 2026
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on July 13, 2026, regarding approval for a Lot Split/Consolidation. By vote of 6-0, the Planning Commission voted to approve a Lot Split/Consolidation, for the following:

- **REQUEST APPROVAL FOR A LOT SPLIT/CONSOLIDATION FOR PPN#'S: 341-35-002, 341-35-005 AND 341-35-006 | LOCATED IN THE U1 ZONING DISTRICT | ORDINANCE 11.03**

Property Owner/: City of Brook Park

Agent: Mayor Edward A. Orcutt

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.

PAGE 2
JULY 13, 2026

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

See attached 2026 Planning Commission Application; Engineer, Building Commissioner and Fire Prevention Officer's comments.

PROPERTY OWNER:

City of Brook Park

AGENT:

Mayor Edward A. Orcutt

Thank you,

Carol Dell

Secretary, City of Brook Park Planning Commission
Building Department 216/433-7412 (cdell@cityofbrookpark.com)

BROOK PARK PLANNING COMMISSION

The Brook Park Planning Commission met on July 13, 2026, regarding approval for a Conditional Use Permit. By a vote of 6-0, the Planning Commission voted to recommend approval for the following:

- REQUEST APPROVAL FOR A LOT SPLIT/CONSOLIDATION FOR PPN#S: 341-35-002, 341-35-005 AND 341-35-006 | LOCATED IN THE U1 ZONING DISTRICT | ORDINANCE 11.03

Property Owner/: City of Brook Park

Agent: Mayor Edward A. Orcutt

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.

Carol A. Dele
Secretary, Planning Commission

7-14-26
Date



CITY OF BROOK PARK

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

JUN 17 2021

Email | buildingdept@cityofbrookpark.com

Office | 216.433.7412

2026 PLANNING COMMISSION APPLICATION

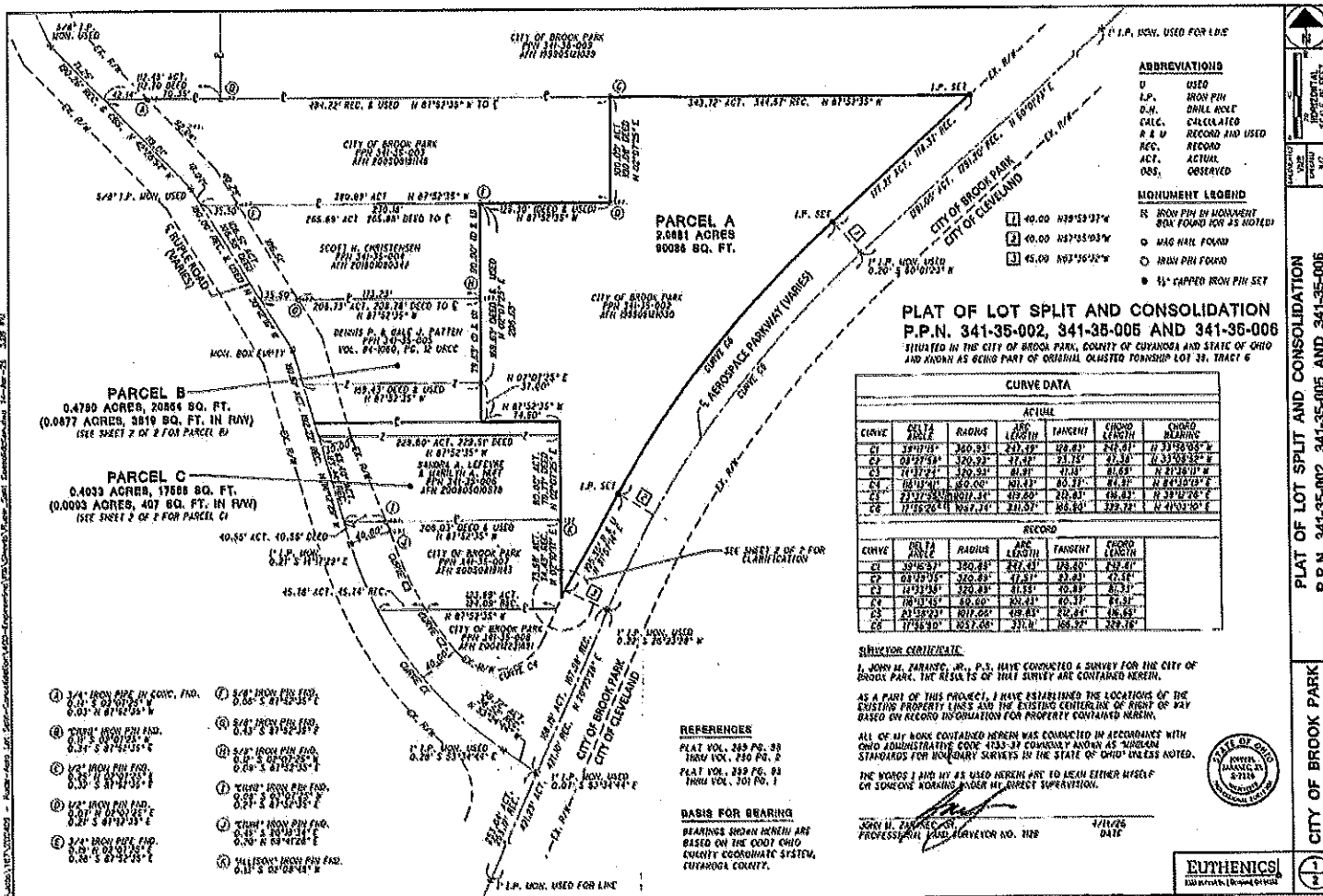
PROJECT ADDRESS	0 Ruple Road	☒ RESIDENTIAL ☒ COMMERCIAL ZONE	U1 & U6
PARCELS	341-35-002, 341-35-005 & 341-35-006	BUSINESS NAME (If Applicable)	

PROPERTY OWNER NAME(S)	City of Brook Park			☒ Will Attend Meeting
Phone #	216-433-1300	Email	N/A	
Street Address	6161 Engle Road	City	Brook Park	Zip 44142
AGENT/CONTACT PERSON NAME(S)	Edward A. Orcutt, Mayor			☒ Will Attend Meeting
Phone #	216-433-1300	Email	eorcutt@cityofbrookpark.com	
Street Address	6161 Engle Road	City	Brook Park	Zip 44142

APPROVAL(S) REQUESTED	☐ Aesthetic / Project ²	☐ Conditional Use Permit ²	
	☐ Front Porch	☐ Billboard ¹	☐ Telecommunication Tower ¹
	☐ Re-Zone ³	☒ Lot Split ^{3,4}	☒ Lot Consolidation ^{3,4}
	☐ 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	The City of Brook Park is the owner of PPN 341-35-002 and is requesting approval from Planning Commission to split-off the Ruple Road frontage to PPN 341-35-005 and PPN 341-35-006, as shown on the attached Lot Split and Consolidation Plat.		

APPLICANT SIGNATURE		☐ Owner ☒ Agent	DATE
---------------------	--	--	------

Edward A. Orcutt, Mayor



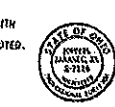
- ABBREVIATIONS**
- U. USED
 - I.P. IRON PIN
 - D.H. DRILL HOLE
 - CALC. CALCULATED
 - R & U RECORD AND USED
 - REC. RECORD
 - ACT. ACTUAL
 - Obs. OBSERVED
- MONUMENT LEGEND**
- IS IRON PIN IN MONUMENT BOX FOUND FOR AS NOTED
 - MAG NAIL FOUND
 - IRON PIN FOUND
 - 1/2" CAPPED IRON PIN SET

PLAT OF LOT SPLIT AND CONSOLIDATION
P.P.N. 341-35-002, 341-35-005 AND 341-35-006
 SITUATED IN THE CITY OF BROOK PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO
 AND KNOWN AS BEING PART OF ORIGINAL OLIMAST TOWNSHIP LOT 38, TRACT 6

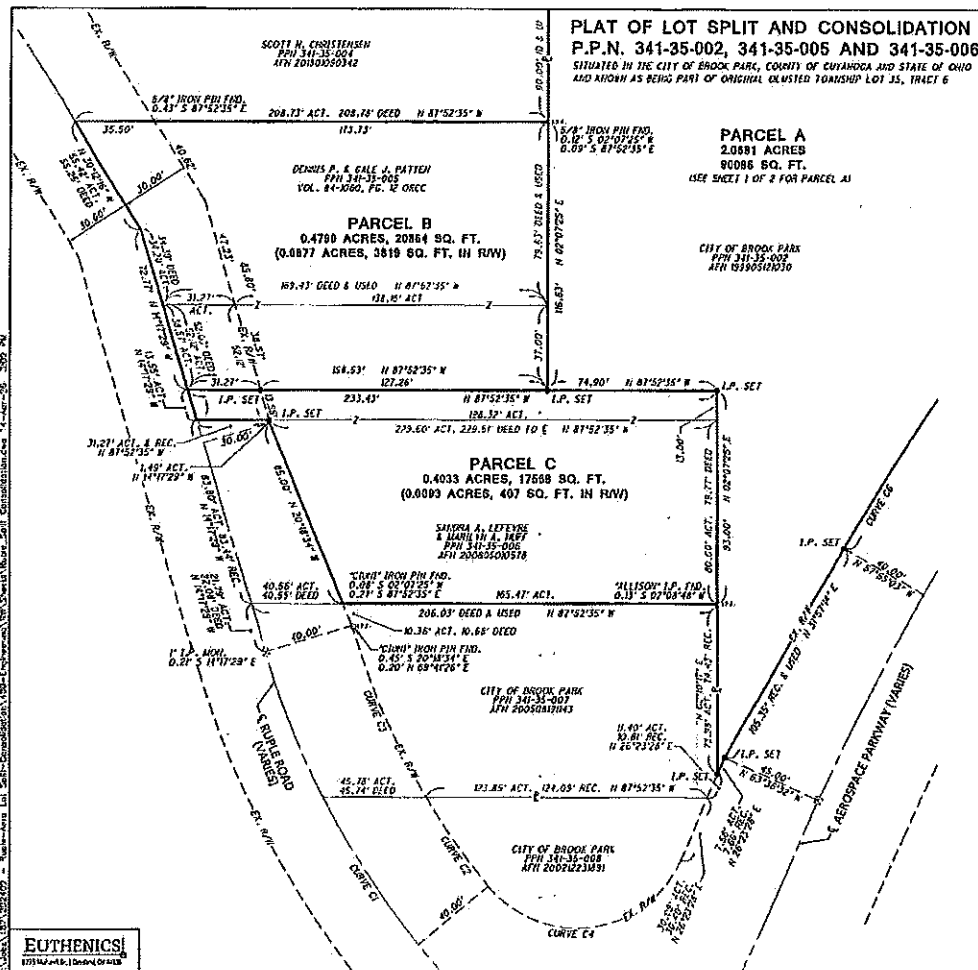
CURVE DATA					
ACTUAL					
CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD
C1	39°48'31"	260.43'	237.41'	128.40'	242.41'
C2	08°59'55"	260.43'	237.41'	23.23'	42.14'
C3	14°59'34"	260.43'	237.41'	23.23'	42.14'
C4	22°59'23"	260.43'	237.41'	23.23'	42.14'
C5	17°58'30"	260.43'	237.41'	23.23'	42.14'
RECORD					
CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD
C1	39°48'31"	260.43'	237.41'	128.40'	242.41'
C2	08°59'55"	260.43'	237.41'	23.23'	42.14'
C3	14°59'34"	260.43'	237.41'	23.23'	42.14'
C4	22°59'23"	260.43'	237.41'	23.23'	42.14'
C5	17°58'30"	260.43'	237.41'	23.23'	42.14'

SURVEY CERTIFICATE
 I, JOHN H. FARABEE, JR., P.S., HAVE CONDUCTED A SURVEY FOR THE CITY OF BROOK PARK. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.
 AS A PART OF THIS PROJECT, I HAVE ESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND THE EXISTING CENTERLINE OF HIGHWAY 141 BASED ON RECORD INFORMATION FOR PROPERTY CONTAINED HEREIN.
 ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4153-39 COMMONLY KNOWN AS "STANDARD STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED.
 THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

JOHN H. FARABEE, JR.
 PROFESSIONAL LAND SURVEYOR NO. 7108
 4/11/06
 DATE



EUTHEINICS
 3300 North Lincoln Avenue
 Columbus, Ohio 43219-1100
 (614) 291-1100



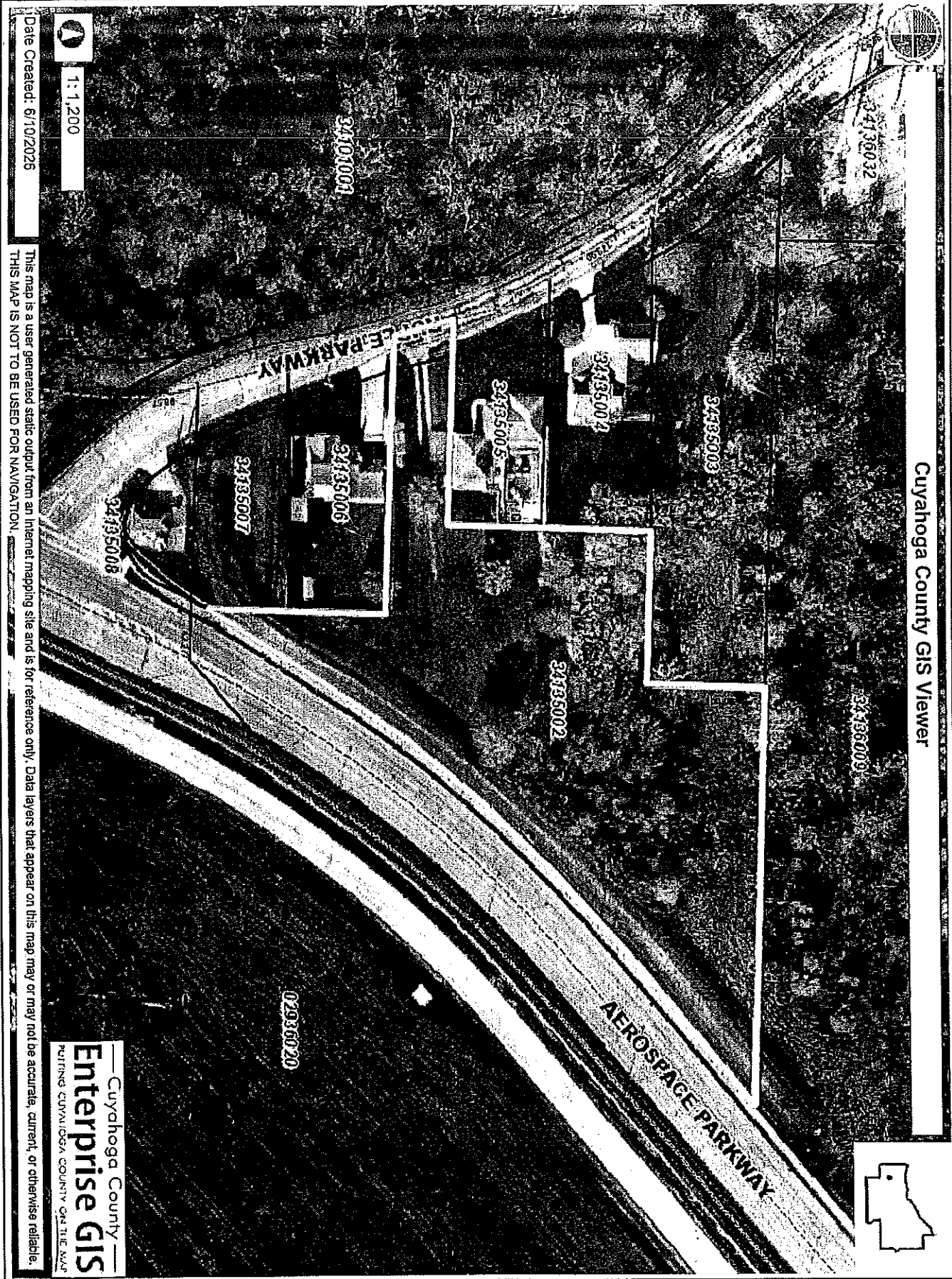
PLAT OF LOT SPLIT AND CONSOLIDATION
P.P.N. 341-35-002, 341-35-005 AND 341-35-006

APPROVALS:
PLANNING COMMISSION:
THIS LOT SPLIT AND CONSOLIDATION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOK PARK.
DATE _____ BY: PLANNING COMMISSION CHAIRMAN (PRINT NAME)
DATE _____ BY: PLANNING COMMISSION SECRETARY (PRINT NAME)
THE COMMISSIONER OF THE CITY OF BROOK PARK ORDINANCE NO. _____
DATE _____ BY: CLERK OF COUNCIL (PRINT NAME)
DATE _____ BY: PRESIDENT OF COUNCIL (PRINT NAME)
CITY ENGINEER:
THIS LOT SPLIT AND CONSOLIDATION HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF BROOK PARK.
DATE 5/15/2022 BY: Edward R. Piatan, P.E.
OWNER'S ACCEPTANCE:
WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON (PPH 341-35-005) DO ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION OF THE SAME:
Dennis P. Patten
Dale J. Patten
NOTARY:
STATE OF OHIO } S.S.
COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED.
IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND OFFICIAL SEAL
AT Brook Park, OHIO THIS 8th DAY OF JUNE, 2026.
John H. Hoffmann
NOTARY PUBLIC
December 4, 2027
MY COMMISSION EXPIRES
WE THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON (PPH 341-35-006) DO ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION OF THE SAME:
Sandra A. Leffere
Marie A. Tart
NOTARY:
STATE OF OHIO } S.S.
COUNTY OF CUYAHOGA
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED.
IN WITNESS WHEREOF I HAVE HERE UNTO SET MY HAND OFFICIAL SEAL
AT Brook Park, OHIO THIS 8th DAY OF JUNE, 2026.
John H. Hoffmann
NOTARY PUBLIC
December 4, 2027
MY COMMISSION EXPIRES

CITY OF BROOK PARK
PLAT OF LOT SPLIT AND CONSOLIDATION
P.P.N. 341-35-002, 341-35-005 AND 341-35-006



Cuyahoga County GIS Viewer



1:1,200

Date Created: 6/10/2025

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Cuyahoga County
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

PARCEL A
LOT SPLIT P.P.N. 341-35-002

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio, and known as being part of Original Olmsted Township Lot 35, Tract 6 and bounded and described as follows:

Beginning at a 1" iron pin monument found which bears 0.07', S.53°34'44"E. from the intersection of the centerline of Ruple Road, width varies, and the centerline of Aerospace Parkway, width varies, which are dedicated by Plat Volume 289, Page 96 thru Volume 290, Page 2 and Plat Volume 299, Page 98 thru Volume 301, Page 1 Cuyahoga County Map Records;

Thence N.26°23'28" E., 168.19' along the centerline of said Aerospace Parkway to a 1" iron pin monument found which bears 0.22', S.26°23'28"W. from a point of curvature therein;

Thence N.63°36'32" W., 45.00' to a 5/8" iron pin with cap set at an angle point in the westerly line of said Aerospace Parkway and being the **Principal Place of Beginning** of the parcel herein described:

Thence with the following eleven (11) courses:

- 1) S.26°23'28" W., 7.58' along the westerly line of said Aerospace Parkway to a 5/8" iron pin with cap set at its intersection with the easterly line of a parcel of land conveyed to the City of Brook Park by AFN 200508191143;
- 2) N.02°10'17" E., 73.98' along the easterly line of said parcel of land conveyed to the City of Brook Park to its intersection with the southerly line of a parcel of land conveyed to Sandra A. Lefevre & Marilyn A. Huff by AFN 200805010578 from which point a "Allison" iron pin found bears 0.13', S.02°08'48" W.;
- 3) N.02°07'25" E., 93.00' along the easterly line of said parcel of land conveyed to Sandra A. Lefevre & Marilyn A. Huff and its prolongation to a 5/8" iron pin with cap set;
- 4) N.87°52'35" W., 74.90' to a 5/8" iron pin with cap set;
- 5) N.02°07'25" E., 206.63' along the prolongation of and the easterly line of a parcel of land conveyed to Dennis P. & Gale J. Patten by Deed Volume 84-1060, Page 12 and the easterly line of a parcel of land conveyed to Scott H. Christensen by AFN 201801090342 to its intersection with the southerly line of a parcel of land conveyed to the City of Brook Park by AFN 200508191145 from which point a 3/4" iron pipe found bears 0.19', N.02°07'25" E., & 0.28', S.87°52'35" E.;

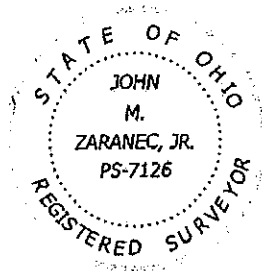
PARCEL A

- 6) S.87°52'35" E., 125.30' along the southerly line of said parcel of land conveyed to the City of Brook Park to the Southeast corner thereof from which point a 1/2" iron pin found bears 0.07', N.02°07'25" E., & 0.21', S.87°52'35" E.;
- 7) N.02°07'25" E, 100.00' along the easterly line of said parcel of land conveyed to the City of Brook Park to its intersection with the southerly line of a parcel of land conveyed to the City of Brook Park by AFN 199905121029 from which point a 1/2" iron pin found bears 0.25', N.02°07'25" E., & 0.32', S.87°52'35" E.;
- 8) S.87°52'35" E., 343.72' along the southerly line of said parcel of land conveyed to the City of Brook Park to a 5/8" iron pin with cap set at its intersection with the westerly line of said Aerospace Parkway;
- 9) S.50°01'23" W., 177.21' along the westerly line of said Aerospace Parkway to a 5/8" iron pin with cap set at a point of curvature therein;
- 10) Southwesterly 331.07' along the westerly line of said Aerospace Parkway being the arc of a circle deflecting to the left said curve having a **Radius of 1057.34'** and a **Chord** which bears S.41°03'10" W., 329.72' to a 5/8" iron pin with cap set at a point of tangency therein;
- 11) S.31°57'14" W., 105.35' along the westerly line of said Aerospace Parkway to the **Principal Place of Beginning** and containing 90086 square feet or 2.0681 acres of land.

The bearings used in this description are to an assumed meridian and are intended to indicate angles only.

The above described parcel being part of Auditor's Permanent Parcel No. 341-35-002.

This description was prepared by John M. Zaranec, Jr. P.S. 7126 and was based on a survey performed by the Euthenics, Inc. in September 2024.




John M. Zaranec, Jr. P.S. 7126

Date 09/03/2024

PARCEL B
PART OF P.P.N. 341-35-002 & ALL OF P.P.N. 341-35-005

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio, and known as being part of Original Olmsted Township Lot 35, Tract 6 and bounded and described as follows:

Beginning at a 1" iron pin monument found which bears 0.07', S.53°34'44"E. from the intersection of the centerline of Ruple Road, width varies, and the centerline of Aerospace Parkway, width varies, which are dedicated by Plat Volume 289, Page 96 thru Volume 290, Page 2 and Plat Volume 299, Page 98 thru Volume 301, Page 1 Cuyahoga County Map Records;

Thence N.26°23'28" E., 168.19' along the centerline of said Aerospace Parkway to a 1" iron pin monument found which bears 0.22', S.26°23'28"W. from a point of curvature therein;

Thence N.63°36'32" W., 45.00' to a 5/8" iron pin with cap set at an angle point in the westerly line of said Aerospace Parkway;

Thence S.26°23'28" W., 7.58' along the westerly line of said Aerospace Parkway to a 5/8" iron pin with cap set at its intersection with the easterly line of a parcel of land conveyed to the City of Brook Park by AFN 200508191143;

Thence N.02°10'17" E., 73.98' along the easterly line of said parcel of land conveyed to the City of Brook Park to its intersection with the southerly line of a parcel of land conveyed to Sandra A. Lefevre & Marilyn A. Huff by AFN 200805010578 from which point a "Allison" iron pin found bears 0.13', S.02°08'48" W.;

Thence N.02°07'25" E., 93.00' along the easterly line of said parcel of land conveyed to Sandra A. Lefevre & Marilyn A. Huff and its prolongation to a 5/8" iron pin with cap set;

Thence N.87°52'35" W., 74.90' to a 5/8" iron pin with cap set and being the **Principal Place of Beginning** of the parcel herein described:

Thence with the following five (5) courses:

- 1) N.87°52'35" W., 158.53' to its intersection with the centerline of Ruple Road, width varies, 127.26' passing over a 5/8" iron pin with cap set at its intersection with the easterly line of said Ruple Road;
- 2) N.14°17'29" W., 72.77' along the centerline of said Ruple Road to an angle point therein;
- 3) N.30°12'16" W., 55.42' along the centerline of said Ruple Road to its intersection with the southerly line of a parcel of land conveyed to Scott H. Christensen by AFN 201801090342;

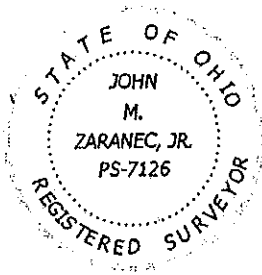
PARCEL B

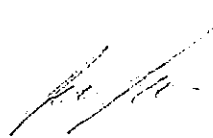
- 4) S.87°52'35" E., 208.73' along the southerly line of said parcel of land conveyed to Scott H. Christensen to its intersection with the westerly line of a parcel of land conveyed to the City of Brook Park by AFN 199905121030 from which point a 5/8" iron pin found bears 0.12', S.02°07'25" W., & 0.09', S.87°52'35" E., 35.50' passing over its intersection with the easterly line of said Ruple Road from which point a 5/8" iron pin found bears 0.43', S.87°52'35" E.;
- 5) S.02°07'25" W, 116.63' along the westerly line of said parcel of land conveyed to the City of Brook Park and its prolongation to the **Principal Place of Beginning** and containing 20864 square feet or 0.4790 acres of land.

The bearings used in this description are to an assumed meridian and are intended to indicate angles only.

The above described parcel being part of Auditor's Permanent Parcel No. 341-35-002 and all of Permanent Parcel No. 341-35-005.

This description was prepared by John M. Zaranec, Jr. P.S. 7126 and was based on a survey performed by the Euthenics, Inc. in September 2024.




John M. Zaranec, Jr. P.S. 7126

Date 09/03/2024

PARCEL C
PART OF P.P.N. 341-35-002 & ALL OF P.P.N. 341-35-006

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio, and known as being part of Original Olmsted Township Lot 35, Tract 6 and bounded and described as follows:

Beginning at a 1" iron pin monument found which bears 0.07', S.53°34'44"E. from the intersection of the centerline of Ruple Road, width varies, and the centerline of Aerospace Parkway, width varies, which are dedicated by Plat Volume 289, Page 96 thru Volume 290, Page 2 and Plat Volume 299, Page 98 thru Volume 301, Page 1 Cuyahoga County Map Records;

Thence N.26°23'28" E., 168.19' along the centerline of said Aerospace Parkway to a 1" iron pin monument found which bears 0.22', S.26°23'28" W. from a point of curvature therein;

Thence N.63°36'32" W., 45.00' to a 5/8" iron pin with cap set at an angle point in the westerly line of said Aerospace Parkway

Thence S.26°23'28" W., 7.58' along the westerly line of said Aerospace Parkway to a 5/8" iron pin with cap set at its intersection with the easterly line of a parcel of land conveyed to the City of Brook Park by AFN 200508191143;

Thence N.02°10'17" E., 73.98' along the easterly line of said parcel of land conveyed to the City of Brook Park to the Northeast corner thereof from which point a "Allison" iron pin found bears 0.13', S.02°08'48" W. and being the **Principal Place of Beginning** of the parcel herein described:

Thence with the following six (6) courses:

- 1) N.87°52'35" W., 165.47' along the northerly line of said parcel of land conveyed to the City of Brook Park to its intersection with the easterly line of Ruple Road, width varies, from which point a "Ciuni" iron pin found bears 0.08', S.02°07'25" W., & 0.27', S.87°52'35" E.;
- 2) N.20°18'34" W., 85.00' along the easterly line of said Ruple Road to a 5/8" iron pin with cap set therein;
- 3) N.87°52'35" W., 31.27' to its intersection with the centerline of said Ruple Road;
- 4) N.14°17'29" W., 13.55' along the centerline of said Ruple Road to a point therein;
- 5) S.87°52'35" E., 233.43' to a 5/8" iron pin with cap set, 31.27' passing over a to a 5/8" iron pin with cap set at its intersection with the easterly line of said Ruple Road;

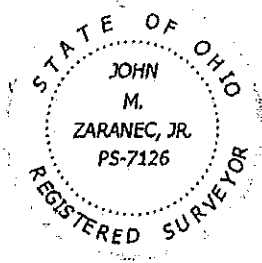
PARCEL C

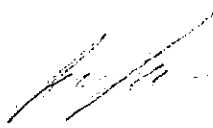
- 6) S.02°07'25" W, 93.00' along the prolongation of and the westerly line of a parcel of land conveyed to the City of Brook Park by AFN 199905121030 to the **Principal Place of Beginning** and containing 17568 square feet or 0.4033 acres of land.

The bearings used in this description are to an assumed meridian and are intended to indicate angles only.

The above described parcel being part of Auditor's Permanent Parcel No. 341-35-002 and all of Permanent Parcel No. 341-35-006.

This description was prepared by John M. Zaranec, Jr. P.S. 7126 and was based on a survey performed by the Euthenics, Inc. in September 2024.





John M. Zaranec, Jr. P.S. 7126

Date 09/03/2024



City of Brook Park
Fire Department

Edward A. Orcutt, Mayor
Eric C. Fike, Chief

June 25, 2026

Board of Zoning Appeals and Planning Commission
City of Brook Park

INRE: 07/13/2026 Planning & Zoning Submittals

To Whom It May Concern,

The Fire Prevention office has no questions or concerns relating to this month's BZA & Planning Commission submittals.

Sincerely,

Brad Smith
Fire Prevention Officer
Brook Park Fire Department

MEMO

TO: Jason Monaco, Building Commissioner

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

DATE: June 26, 2026

SUBJECT: 0 Ruple (Lot Split-Consolidation) -- Planning Commission

CC:

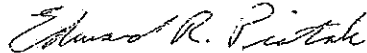
Mr. Monaco:

I have reviewed the Planning Commission Application (July 2026 Meeting) for the above referenced Lot Split and Consolidation and offer the following comments:

1. Plat has been pre-approved by the County.
2. Split/Consolidation will remedy a legacy driveway access issue for PPN 341-03-005.
3. No objections to the Lot Split and Consolidation.

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

EUTHENICS, INC.



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



City of Brook Park

Building Department

Planning Commission 7/13/26

Building Department Notes

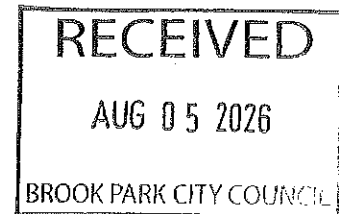
0 Ruple Rd., parcel #'s 341-35-002, 341-35-005, and 341-35-006 - Summary of Request – The applicants are requesting approval to split-off the Ruple Rd. frontage to PPN 341-35-005 and PPN 341-35-006. Ord. 11.03 requires that all lot splits and/or consolidations go before the Planning Commission for approval.

Planning Commission 11.03

(c) Mandatory Referral. No public building or structure, street, boulevard, parkway, park, playground, public ground, bridge, viaduct, tunnel, or other public way, ground works or utility, whether publicly or privately owned, or a part thereof shall be constructed or authorized to be constructed in the City nor shall any public street, avenue, parkway, boulevard or alley be opened for any purpose whatsoever, nor shall any street, avenue, parkway, boulevard or alley be widened, narrowed, relocated, vacated, or its use changed, or any ordinance referring to zoning or other regulations controlling the use or development of land be passed, unless and until the matter shall have been submitted to the Planning Commission for report and recommendation. Any matter so referred to the Planning Commission shall be acted upon by it within forty-five (45) days from the date of referral unless a longer time be allowed by Council. If the Planning Commission shall fail to act within the time allotted, it shall be deemed to have approved the matter. If any provision of such ordinance, resolution or order is disapproved by formal action of the Planning Commission, the adoption of such ordinance, resolution or order shall require a two-thirds (2/3) affirmative vote of all members of the Council for passage.

MEMO

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com agonzalez@cityofbrookpark.com jamesmencini@yahoo.com sroberts@cityofbrookpark.com rscott@cityofbrookpark.com tdufour@cityofbrookpark.com bpoindexter@cityofbrookpark.com dmccorkle@cityofbrookpark.com w/Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	August 4, 2026
RE:	Planning Commission Recommendation



The Brook Park Planning Commission met on August 3, 2026, regarding approvals for a Lot Split and Lot Consolidation for Parcel #'s 342-09-010; 342-09-018; and 342-09-158. By vote of 6-0, the Planning Commission voted to approve the Lot Split and Lot Consolidation for the following:

- REQUEST APPROVALS FOR A LOT SPLIT AND LOT CONSOLIDATION FOR PARCEL #'S: 342-09-010; 342-09-018 AND 342-09-158 | LOCATED IN THE U-1 ZONING DISTRICT**
Property Owners: John DiFranco, James Astorino and Patricia Astorino
VARIANCE A – SPLIT PARCEL #342-09-010 INTO TWO SEPARATE PARCELS
VARIANCE B – CONSOLIDATE THE TWO NEW PARCELS WITH PARCEL #'S: 342-09-018 AND 342-09-158

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.

PAGE 2
AUGUST 3, 2026

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

See attached 2026 Planning Commission Application; Engineer, Building Commissioner and Fire Prevention Officer's comments.

PROPERTY OWNERS:

John DiFranco, James Astorino and Patricia Astornio

Thank you,

Carol Dell

Secretary, City of Brook Park Planning Commission
Building Department 216/433-7412 (cdell@cityofbrookpark.com)

BROOK PARK PLANNING COMMISSION

The Brook Park Planning Commission met on August 3, 2026, regarding approvals for a Lot Split and Lot Consolidation. By a vote of 6-0, the Planning Commission voted to recommend approval for the following:

- **REQUEST APPROVALS FOR A LOT SPLIT AND LOT CONSOLIDATION FOR PARCEL #'S: 342-09-010; 342-09-018 AND 342-09-158 | LOCATED IN THE U-1 ZONING DISTRICT**

Property Owners: John DiFranco, James Astorino and Patricia Astorino

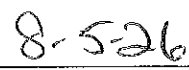
VARIANCE A – SPLIT PARCEL #342-09-010 INTO TWO SEPARATE PARCELS

VARIANCE B – CONSOLIDATE THE TWO NEW PARCELS WITH PARCEL #'S: 342-09-018 AND 342-09-158

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.


Secretary, Planning Commission


Date



CITY OF BROOK PARK

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

JUL 17 2026

| Email | buildingdept@cityofbrookpark.com

| Office | 216.433.7412

2026 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	6242 Engle Road 6258 Engle Road	☒ RESIDENTIAL ☐ COMMERCIAL	ZONE	
PARCEL #	342/09/018 ; 342/09/010 ; 342/09/158	BUSINESS NAME (If Applicable)		

PROPERTY OWNER NAME(S)	John DiFranco James Astorino Patricia Astorino	☒ Will Attend Meeting			
Phone #	216.408.4515	Email	pathastorino@aol.com		
Street Address	6258 Engle Rd	City	Brook Park	Zip	44142
AGENT/CONTACT PERSON NAME(S)		☐ Will Attend Meeting			
Phone #		Email			
Street Address		City		Zip	

APPROVAL(S) REQUESTED	☐ Aesthetic / Project ²	☐ Conditional Use Permit ²	
	☐ Front Porch	☐ Billboard ¹	☐ Telecommunication Tower ¹
	☐ Re-Zone ³	☒ Lot Split ^{3,4}	☒ Lot Consolidation ^{3,4}
	☐ 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	Take parcel 342-09-010, and split creating larger parcels for 342-09-018 + 342-09-158 (DiFranco) (Astorino)		

APPLICANT SIGNATURE	James P. Astorino	☒ Owner ☐ Agent	DATE	7/16/2026
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EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL A

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio and known as being part of part of Original Middleburg Township Lot No. 2 Section 12 and bounded and described as follows:

Beginning at an Iron Monument found in the centerline of Engle Road (60 feet wide) with its intersection with the centerline of Holland Road (60 feet wide); thence North 02°00'00" East a distance 219.00 feet to the Northeasterly corner of a parcel of land conveyed to Axent Graphics LLC by deed recorded in AFN 200607110229 of Cuyahoga County Records **and the principal place of beginning of the parcel described herein;**

Thence North 89°03'49" West a distance of 457.56 feet to the Easterly line of a parcel of land conveyed to Fernando Ocejo by deed recorded in AFN 20240918005 of Cuyahoga County Records and a 5/8" Iron Pin Capped (BLS 7699) set passing through an 5/8" Iron Pin Cap found 0.32 feet West of Engle Road right of way;

Thence North 01°55'48" East a distance of 107.30 feet along said Easterly of parcel of land conveyed to Fernando Ocejo to a 5/8" Iron Pin Capped (BLS 7699) set;

Thence South 89°29'09" East a distance of 457.93 feet along a divisional line to the Centerline of said Engle Road passing through a Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence South 02°00'00" West a distance of 110.68 feet along the said centerline of Engle Road to the principal place of beginning and containing 1.1452 acres (49883.4 sq. ft.) 0.0761 acres (3316.9 sq. ft.) in Engle Road right of way, Basis of bearings deed record for the centerline of Engle Road North 02°00'00" East as prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated July, 2026 be the same more or less but subject to all legal highways.



EXHIBIT "A"

LEGAL DESCRIPTION OF PARCEL B

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio and known as being part of part of Original Middleburg Township Lot No. 2 Section 12 and bounded and described as follows:

Beginning at an Iron Monument found in the centerline of Engle Road (60 feet wide) with its intersection with the centerline of Holland Road (60 feet wide); thence North 02°00'00" East a distance 329.68 feet to a point in the centerline of said Engle Road **and the principal place of beginning of the parcel described herein;**

Thence North 89°29'09" West a distance of 457.93 feet along a divisional line to the Easterly line of a parcel of land conveyed to Fernando Ocejo by deed recorded in AFN 20240918005 of Cuyahoga County Records and a 5/8" Iron Pin Capped (BLS 7699) set passing through an Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence North 01°55'48" East a distance of 116.15 feet along said Easterly of parcel of land conveyed to Marvin Griffin by deed recorded in AFN 201912050119 of Cuyahoga County Records to a 1/2" Iron Pin found;

Thence South 89°03'47" East a distance of 458.01 feet along the Southerly line of a parcel of land conveyed to David R. Neldon by deed recorded in AFN 200006020367 of Cuyahoga County Records to the Centerline of said Engle Road passing through an Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence South 02°00'00" West a distance of 112.77 feet along the said centerline of Engle Road to the principal place of beginning and containing 1.2030 acres (52404.7 sq. ft.) 0.0777 acres (3386.3 sq. ft.) in Engle Road right of way, Basis of bearings deed record for the centerline of Engle Road North 02°00'00" East as prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated July, 2026 be the same more or less but subject to all legal highways.

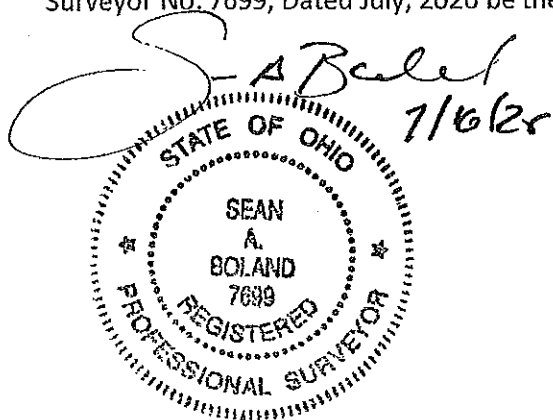


EXHIBIT "A"

LEGAL DESCRIPTION OF Split Area 1

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio and known as being part of part of Original Middleburg Township Lot No. 2 Section 12 and bounded and described as follows:

Beginning at an Iron Monument found in the centerline of Engle Road (60 feet wide) with it's intersection with the centerline of Holland Road (60 feet wide); thence North 02°00'00" East a distance 290.72 feet to a point in the centerline of said Engle Road **and the principal place of beginning of the parcel described herein;**

Thence North 89°03'47" West a distance of 457.79 feet along the Northerly line of a parcel of land conveyed to James & Patricia Astorino by deed recorded in Volume 85-5032, Page 29 of Cuyahoga County Records to a 5/8" Iron Pin found in the Easterly line of a parcel of land conveyed to Fernando Ocejo by deed recorded in AFN 202409180065 of Cuyahoga County Records;

Thence North 01°55'48" East a distance of 37.57 feet along said Easterly of parcel of land conveyed to Fernando Ocejo to an 5/8" Iron Pin Capped (BLS 7699) set;

Thence South 89°29'09" East a distance of 457.93 feet along a divisional line to the Centerline of said Engle Road passing through an Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence South 02°00'00" West a distance of 38.95 feet along the said centerline of Engle Road to the principal place of beginning and containing 0.3916 acres (17058.1 sq. ft.) Basis of bearings deed record for the centerline of Engle Road North 02°00'00" East as prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated July, 2026 be the same more or less but subject to all legal highways.

S - A Boland
7/16/26

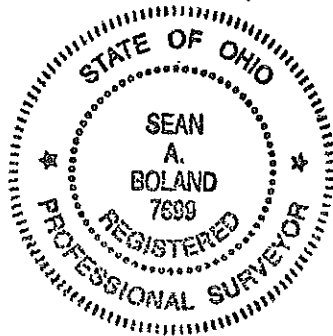


EXHIBIT "A"

LEGAL DESCRIPTION OF Split Area 2

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio and known as being part of part of Original Middleburg Township Lot No. 2 Section 12 and bounded and described as follows:

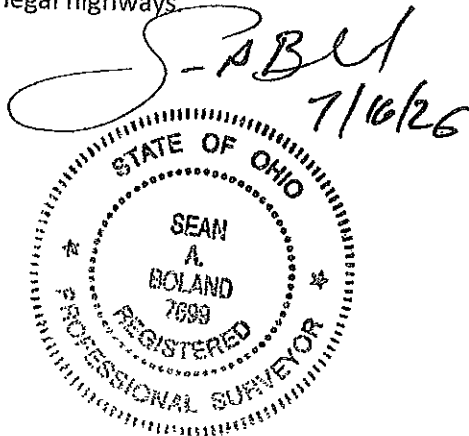
Beginning at an Iron Monument found in the centerline of Engle Road (60 feet wide) with it's intersection with the centerline of Holland Road (60 feet wide); thence North 02°00'00" East a distance 329.68 feet to a point in the centerline of said Engle Road **and the principal place of beginning of the parcel described herein;**

Thence North 89°29'09" West a distance of 457.93 feet along a divisional line to the Easterly line of a parcel of land conveyed to Fernando Ocejo by deed recorded in AFN 20240918005 of Cuyahoga County Records and a 5/8" Iron Pin Capped (BLS 7699) set passing through a Iron Pin Capped (BLS 7699) set 30.00 feet from said centerline;

Thence North 01°55'48" East a distance of 36.14 feet along said Easterly of parcel of land conveyed to Marvin Griffin by deed recorded in AFN 201912050119 of Cuyahoga County Records to the Southwesterly corner of a parcel of land conveyed to John Di Franco by deed recorded in AFN 200112040255 of Cuyahoga County records ;

Thence South 89°03'47" East a distance of 457.91 feet along the Southerly line of said parcel of land conveyed to John Di Franco to the Centerline of said Engle Road;

Thence South 02°00'00" West a distance of 32.77 feet along the said centerline of Engle Road to the principal place of beginning and containing 0.3621 acres (15774.0 sq. ft.), Basis of bearings deed record for the centerline of Engle Road North 02°00'00" East as prepared by Boland Land Survey LLC, by Sean A. Boland, Registered Professional Surveyor No. 7699, Dated July, 2026 be the same more or less but subject to all legal highways.





City of Brook Park
Fire Department

Edward A. Orcutt, Mayor
Eric C. Fike, Chief

July 28, 2026

Board of Zoning Appeals and Planning Commission
City of Brook Park

INRE: 08/23/2026 Planning & Zoning Submittals

To Whom It May Concern,

The Fire Prevention office has no questions or concerns relating to this month's BZA & Planning Commission submittals.

Sincerely,

Brad Smith
Fire Prevention Officer
Brook Park Fire Department



Building Department Notes August 3, 2026 : Planning Commission

6242 Engle Rd., 6258 Engle Rd.— The applicants are requesting to split parcel 342-09-010 and consolidate 0.36 acres to parcel 342-09-018 to the north and 0.39 acres to parcel 342-09-158 to the south. Ord. 11.03 requires that all lot splits/consolidations go before the planning commission for approval.

SECTION 11.03 PLANNING COMMISSION.

(c) Mandatory Referral. No public building or structure, street, boulevard, parkway, park, playground, public ground, bridge, viaduct, tunnel, or other public way, ground works or utility, whether publicly or privately owned, or a part thereof shall be constructed or authorized to be constructed in the City nor shall any public street, avenue, parkway, boulevard or alley be opened for any purpose whatsoever, nor shall any street, avenue, parkway, boulevard or alley be widened, narrowed, relocated, vacated, or its use changed, or any ordinance referring to zoning or other regulations controlling the use or development of land be passed, unless and until the matter shall have been submitted to the Planning Commission for report and recommendation. Any matter so referred to the Planning Commission shall be acted upon by it within forty-five (45) days from the date of referral unless a longer time be allowed by Council. If the Planning Commission shall fail to act within the time allotted, it shall be deemed to have approved the matter. If any provision of such ordinance, resolution or order is disapproved by formal action of the Planning Commission, the adoption of such ordinance, resolution or order shall require a two-thirds (2/3) affirmative vote of all members of the Council for passage.

MEMO

TO: Jason Monaco, Building Commissioner

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

DATE: July 24, 2026

SUBJECT: 6242 and 6258 Engle Road (Lot Split/Consolidation) – Planning Commission

CC:

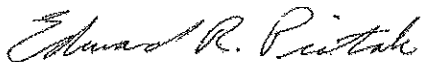
Mr. Monaco:

I have reviewed the Planning Commission Application (August 2026 Meeting) for the above referenced project located at 6242 and 6258 Engle Road and offer the following comments:

1. Zoning: Not identified on application (U1-A3/U1-A4).
2. Applicant to submit evidence of plat pre-approval from Cuyahoga County.
3. Min. Lot Size: 10,500 sf Provided: 49,885± sf and 52,404± sf [1121.07(c)].
4. Min. Lot Width: 75' Provided: 113'± and 111'± [1121.08(a)].
5. Min. Building Setback: 35' Provide: N/A (existing structures) [1121.09(a)(1)]
6. Min. Rear Setback: 30' Provided: N/A (existing structures) [1121.10(a)]
7. Min. Setback – Side Yard Sum of Widths: 28' Provided: 83'± and 80'± [1121.11(a)]
8. Min. Setback – Side Yard Separate Widths: 5' Provided: 30'± and 38'± [1121.11(a)]
9. Min. Building Clearance: 20' Provided: 95'± (from aerial imagery) [1121.11(a)]
10. Identify ownership of existing fence along the proposed property line.
11. No objections to the Lot Split and Consolidation.
12. Update "Approval" and "Acceptance" blocks on final mylar.

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

EUTHENICS, INC.



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