

**REGULAR COUNCIL MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
TO BE HELD ON TUESDAY AUGUST 19, 2025  
7:30 P.M.**

- A. ROLL CALL OF MEMBERS**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF MINUTES OF PRECEDING MEETINGS:**
  - 1. CAUCUS PRIOR TO MEETING MINUTES HELD ON JUNE 3, 2025.
  - 2. REGULAR COUNCIL MEETING MINUTES HELD ON JUNE 3, 2025.
  - 3. CAUCUS PRIOR TO MEETING MINUTES HELD ON JUNE 17, 2025.
  - 4. REGULAR COUNCIL MEETING MINUTES HELD ON JUNE 17, 2025.
- D. REPORTS OF STANDING COMMITTEES:**
  - Aviation & Environmental Committee - Dufour
  - Board of Zoning Appeals - Mencini
  - Finance Committee - Scott
  - Legislative Committee - Scott
  - Parks & Recreation Committee - Mccorkle
  - Planning Committee - Poindexter
  - Safety Committee - Troyer
  - Service Committee - Roberts
- E. REPORTS OF SPECIAL COMMITTEES:**
  - Southwest General Health Center Trustee - Mencini
  - Berea Board of Education Representative - Mccorkle
  - Technology & Innovation Council Representative -Dufour
- F. REPORTS OF BOARDS AND COMMISSIONS:**
- G. INTRODUCTION OF RESOLUTIONS OF COMMENDATION:**
- H. REPORTS AND COMMUNICATIONS FROM THE MAYOR:**
- I. REPORTS AND COMMUNICATIONS FROM DEPARTMENTS, COMMISSIONS, AND OTHER PUBLIC OFFICIALS:**
- J. OTHER COMMUNICATIONS AND PETITIONS, AND VERBAL APPROVAL:**
  - {INTRODUCTION OF NEW LEGISLATION}

**K. MISCELLANEOUS BUSINESS, APPOINTMENTS, CONFIRMATIONS:**

**L. REMARKS FROM THE AUDIENCE ON ANY SUBJECT MATTER:**

**M. ORDINANCES AND RESOLUTIONS FIRST READING:**

**N. SECOND READING OF ORDINANCES AND RESOLUTIONS:**

1. ORD. NO. 11478-2025

AN ORDINANCE ENACTING CHAPTER 1128 OF THE BROOK PARK CODIFIED ORDINANCES, ENTITLED 'PLANNED UNITED DEVELOPMENT DISTRICT'.

**O. THIRD READING OF ORDINANCES AND RESOLUTIONS:**

**P. ADJOURNMENT:**

**REGULAR COUNCIL MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
HELD ON TUESDAY, AUGUST 19, 2025**

The meeting was called to order by Council President Salvatore at 7:44 p.m., the clerk called the roll and the following Members of Council answered:

**TROYER, MENCINI, ROBERTS, SCOTT, DUFOUR McCORKLE, POINDEXTER**

Also in attendance were Mayor Orcutt, Law Director Horvath, Finance Director McGann, Service Director Beyer, Economic Development Commissioner Marnacheck and City Engineer Piatak.

**APPROVAL OF MINUTES OF PRECEDING MEETINGS:**

1. Caucus Prior to meeting minutes held on June 3, 2025.
2. Regular Council meeting minutes held on June 3, 2025.
3. Caucus Prior to meeting minutes held on June 17, 2025.
4. Regular Council meeting minutes held on June 17, 2025.

**Motion** Mr. Dufour, supported by Mr. McCorkle, to approve four (4) sets of minutes, as printed.

**ROLL CALL: AYES:** Dufour, McCorkle, Scott, Mencini, Poindexter, Roberts

**NAYS:** Troyer.

**REPORTS OF STANDING COMMITTEES:**

Aviation & Environmental Committee – Dufour

No report.

Board of Zoning Appeals – Mencini

Mr. Mencini reported Board of Zoning met on July 7<sup>th</sup> with two (2) variance requests for 20850 Sheldon Road, first (1<sup>st</sup>) one for nine (9) parking spaces passed; second variance for 25' setback tabled moved to August 4<sup>th</sup> meeting. Board met on August 4<sup>th</sup> with one (1) variance for a 25' setback for 20850 Sheldon Road passed.

Finance Committee – Scott

Mr. Scott reported the Board of Control met on July 1<sup>st</sup> with 12 items on agenda; three largest fire alarm & sprinkler protection - \$4,386.00; Euthenics Sylvia Drive reconstruction project through May 30<sup>th</sup> - \$13,962.38 and Fry Road reconstruction project - \$622,037.95. The board met on July 16<sup>th</sup> with 14 items on the agenda three largest city insurance services - \$341,839.00; 2025 General Pavement services for Sylvia Drive - \$317,700.00 and Holland Road - \$230,746.14. The board met on July 22<sup>nd</sup> with 14 items on the agenda three largest building department window and door improvements - \$37,360.00; asphalt resurfacing of Zehman and Siegler Drives and Sylvia Court - \$306,173.38 and city bridge lighting using NOPEC funding - \$178,967.23.

Legislative Committee – Scott

No report.

**Reports from standing committees:**

Parks & Recreation Committee – McCorkle

Mr. McCorkle reported annual dog swim will be held this Saturday from 11:00 a.m. to 1:00 p.m., pre-registration necessary cost is \$10.00 per dog. Saturday, August 30<sup>th</sup> will be the annual race scavenger hunt begins at 12:00 p.m., pre-registration necessary cost is \$10.00 per team. First Summer Camp program was a great success with 25 children, looking forward to next year. Fall cheerleader, football, baseball and softball practices are underway; games will begin next couple of weeks.

Planning Committee - Chairman, Poindexter

Mr. Poindexter reported the Planning committee has one (1) on tonight's agenda, under second reading; that came from the special Planning meeting held on July 8<sup>th</sup>. The commission held a regular meeting on July 7<sup>th</sup> with four (4) items on the agenda: First being a storm water easement at 5730 West 130<sup>th</sup> Street; aesthetic approval for additional parking on Brookpark Road; aesthetic approval for two (2) truck docks on Apollo Drive passed with a vote of four (4) to two (2) and aesthetic approval for Circle K located at 20850 Sheldon Road with a vote of five (5) to one (1).

Safety Committee – Troyer

Mr. Troyer reported reminded everyone school is in session don't pass school buses and watch for children.

Service Committee – Roberts

No report.

**REPORTS OF SPECIAL COMMITTEES:**

Southwest General Health Center Trustee, Mencini

Mr. Mencini reported CERT (Community Emergency Response Team) will be holding two (2) workshops on Thursday, September 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup> and 28<sup>th</sup> from 6:30 p.m. to 9:30 p.m. Second workshop will be a Disaster Simulation held on Saturday, October 7<sup>th</sup> from 8:30 a.m. to 12:00 p.m., information on website. Local fire departments were recognized by the American Heart Association and Southwest General has filled 132 position, mostly nursing.

Berea Board of Education Representative – McCorkle

No report. Reiterated school is in session beware of school zones, buses and children walking. The high school rankings came in and Ohio was ranked at 142, up from 219 in 2024.

Technology & Innovation Council Representative - Dufour

Mr. Dufour reported City Council laptops are in and the committee has a recommendation for the dais, committee willing to help with utilization. The technology will be exploring cyber-security training for city personnel and a meeting for city website scheduled for tomorrow.

**REPORTS OF BOARDS AND COMMISSIONS:**

**INTRODUCTION OF RESOLUTIONS OF COMMENDATION:**

**REPORTS AND COMMUNICATIONS FROM THE MAYOR:**

Mayor Orcutt reported retired Assistant Fire Chief, Domenic Campana, passed away; moment of silence on his passing. Congratulated Finance Director McGann and Recreation Director Wetmore on birth of children. Thanked residents and motorists for the impromptu animal control fundraiser last Saturday from 12:00 p.m. to 2:00 p.m., collected \$1,341.89. Thursday, August 21<sup>st</sup> is senior concert at the amphitheater 6:00 p.m. to 8:00 p.m.; Friday is summer concert from 6:00 p.m. to 10:00 p.m. and Saturday is the annual dog swim from 11:00 a.m. to 2:00 p.m. pre-registration is required and a cost of \$10.00 per dog. Construction and rebuild has started on the natatorium with inside painting and roof equipment replacement; anticipated opening July, 2026. Recreation roof replacement consists of the upper roof for the main gym area with over 75% replacement for all roofs. Cleveland Browns update position for the no construction permit was unanimously sent to news agencies and city personnel will continue with the process of bringing the first (1<sup>st</sup>) domed stadium to Brook Park; Engineer Piatak and Service Director Beyer are working on grant funding for this project. Currently working with NOACA to present the preliminary stage of this project to get on the Tiff project list.

**Questions:**

Mr. Mencini stated many issues have come forward with e-bikes, yard maintenance and Cleveland Browns. Many residents have expressed concerns with the Cleveland Browns venue will construction and finance reports be given to area residents.

Mayor Orcutt responded will continue to update the residents, as was done on May 8<sup>th</sup> State of the City address. This project is a puzzle with a lot of things that need to happen. If there is a weekday event, there will be an impact with traffic issues and the feasibility study will answer those concerns. There are many discussions taking place and until there is substantial information and as Mayor will not provide half stories. But, will assure to all residents city personnel is working very hard, behind the scenes, to make sure is right. To the residents' your property taxes will not be increased to pay for this stadium project; monies will be initiated from admissions, parking and income taxes.

Mr. Poindexter asked did the Ohio Department of Transportation specify the height restriction that must be maintained, for the domed stadium?

Mayor Orcutt responded research information is being gathered for the height restrictions.

**Questions to the Mayor: cont:**

Mr. Poindexter asked with the proposed upgrades to streets in the area was the rendering accurate that was shown on news media sites?

Mayor Orcutt responded that was accurate and preferred project would be the elimination of Five Points area and build a boulevard on Brookpark Road heading south on Engle Road to wrap around to Snow Road. There will be underground power for street lighting as well as nice trees and landscaping, for the proposal. There will be a realignment at Engle Road north of the railroad tracks and an elevated exit ramp on I-71 northbound above Snow Road that is a major portion with a slip-ramp on Snow Road.

Mr. Poindexter stated to Mayor Orcutt doing a wonderful job on this project and there will be challenges such as traffic and congestion but there are always problems.

Mayor Orcutt thanked Councilmembers for their support on bringing this world-class project to Brook Park.

Mr. Troyer expressed concerns of seeing the rendering on the news media and not having information in front of Council. Asked for an update on Blue Abyss.

Mayor Orcutt responded the rendering was put out by the Haslam's sports group. With Blue Abyss Tom Chema the leader in putting the capital stacks together recently passed away and we all continue to work with other entities.

**REPORTS AND COMMUNICATIONS FROM DEPARTMENTS,  
COMMISSIONS, AND OTHER PUBLIC OFFICIALS:**

Law Director Horvath

Madam Horvath reported the city has a number of cases pending in civil litigation and will speak on one (1) case. That is City of Brook Park vs. City of Cleveland on August 7<sup>th</sup> there were closing arguments which was the final item needed in trial court. The case has been heard and submitted and Judge Turner advised that a decision will be made no later than September 27<sup>th</sup>.

Finance Director McGann

Mr. McGann reported since last regular meeting the June and July financial reports are posted on the city's website. The audit is close to being finalized once that is final hard copies will be available to residents. The city's property tax delinquencies have spiked from last year and urge residents and businesses to pay their property taxes; late taxes will access a 10% late fee and 12% interest rate.

Service Director Beyer

Mr. Beyer reported sidewalk letters have been mailed to residents suggesting sidewalk block replacement. Concrete pours are anticipated in early September for Grosse, Calvin, Claudia and Hio drives. Hot-patch crews are continuing through neighborhoods. Last week the CSX railroad tracks at Shelby and Hummel Road were resurfaced as well

**Reports and communication from other departments, commissions and other public officials:**

Service Director Beyer: cont.

as Holland Road by the service garage. Letters were sent to residents in the area of the domed stadium project that contractors will be performing sound gauging.

Economic Development Commissioner

No report.

City Engineer Piatak

Mr. Piatak reported Fry Road and Sylvia Drive construction projects are moving along nicely, thanked residents for their patience. Gas mains are being replaced in the Ashland and Hummel areas with replacement of 9,000 feet of gas mains servicing 160 homes; flyers will be sent to residents informing them of what will be taking place. City of Brook Park will be hosting a rain barrel workshop on September 9<sup>th</sup> at 6:00 p.m. at the amphitheater, signups are available on the Cuyahoga County conservation website.

**Questions:**

Mr. Poindexter stated to Mr. Beyer with the sidewalk program received a concern from a resident regarding the tree lawn tree pushing up the sidewalk. What is the process when this occurs? Because the resident doesn't want to pay for sidewalk block(s) for this to happen again.

Mr. Beyer responded in the past what city crews will do is remove the tree and roots, especially if it compromises the sidewalk blocks.

Mr. Troyer stated to Madam Horvath with active civil litigation are there any new cases?

Madam Horvath responded the newest is Wells vs. Brook Park City Council with a briefing scheduled, no oral testimony being given,

Mr. Troyer stated to Mr. Beyer with overgrown bushes and/or trees blocking right-of-way.

Mr. Beyer asked for the address to take a look at.

Mr. Troyer asked Mr. Beyer with work order forms what is the schedule?

Mr. Beyer responded all work orders are prioritized but some other issues might occur such as water main breaks or so forth.

Mr. Scott asked Mr. Beyer is the crack-seal program a fall program.

Mr. Beyer responded yes, usually done during the fall.

**Questions: cont.**

Mr. Mencini asked Mr. Beyer with the sidewalk program if a resident wants a sidewalk block replaced but not in the areas stated. Does city personnel do that?

Mr. Beyer responded try to stay in the areas given so there are no bad concrete pours.

Mr. Mencini stated to Mr. Piatak what is the timeframe of the Sylvia Drive project?

Mr. Piatak responded the contract has a completion date of early to mid-October but don't anticipate the contractor will be needing that amount of time?

**OTHER COMMUNICATIONS AND PETITIONS, AND VERBAL**

**APPROVAL: (INTRODUCTION OF NEW LEGISLATION):**

New Legislation:

1. An Ordinance amending Ordinance No. 11453-2025 to include additional roadway repairs in the 2025 general pavement services program and declaring an emergency. Introduced by Mayor Orcutt.

**Motion** by Mr. Troyer, supported by Mr. Roberts, to move to letter M-1.

**ROLL CALL: AYES:** Troyer, Roberts, Dufour, Poindexter, Mencini, McCorkle, Scott

**NAYS:** Unanimous.

Mr. Salvatore stated this will appear under M-1 as Ordinance No. 11482-2025.

2. An Ordinance amending Ordinance No. 11453-2025 and 11472-2025, the appropriation ordinances for the City of Brook Park, State of Ohio, for fiscal year ending December 31, 2025 and declaring an emergency. Introduced by Mayor Orcutt.

**Motion** by Mr. Mencini, supported by Mr. Scott, to move to letter M-2.

**ROLL CALL: AYES:** Mencini, Scott, McCorkle, Poindexter, Dufour, Roberts, Troyer

**NAYS:** Unanimous.

Mr. Salvatore stated this will appear under M-2 as Ordinance No. 11483-2025.

3. A Resolution authorizing the Mayor, as the local public authority, to give consent on behalf of the City of Brook Park to the Ohio Department of Transportation (ODOT) for upgrading the highway traffic signal system at the Norfolk-Southern railroad crossing at Eastland Road near SR-237 in the City of Brook Park (PID 114522) and declaring an emergency. Introduced by Mayor Orcutt.

**Motion** by Mr. Troyer, supported by Mr. Roberts, to move to letter M-3.

**ROLL CALL: AYES:** Troyer, Roberts, Dufour, Poindexter, Mencini, McCorkle, Scott

**NAYS:** Unanimous.

Mr. Salvatore stated this will appear under M-3 as Resolution No. 18-2025.

**New Legislation: cont.**

4. A Resolution approving the Mayor's appointment of Nicole Krucke and Bill Sheppard to the Tax Incentive Review Council of the City of Brook Park and declaring an emergency. Introduced by Mayor Orcutt.

**Motion** by Mr. Mencini, supported by Mr. McCorkle, to move to letter M-4.

**ROLL CALL: AYES:** Mencini, McCorkle, Scott, Troyer, Roberts, Dufour, Poindexter  
**NAYS:** Unanimous.

Mr. Salvatore stated this will appear under M-4 as Resolution No. 19-2025.

5. An Ordinance authorizing the Mayor to enter into an agreement with Imaging Payment Criminal Council and declaring an emergency. Introduced by Mayor Orcutt. Finance committee.

6. An Ordinance authorizing the Mayor to enter into a contract with GovDeals.com for miscellaneous office equipment and declaring an emergency. Introduced by Mayor Orcutt. Safety committee.

7. An Ordinance authorizing the Mayor to enter into a contract with Gametime for the purchase and installation of playground equipment at McGovern Park and declaring an emergency. Introduced by Mayor Orcutt. Recreation committee.

8. An Ordinance making a written return to the fiscal officer of Cuyahoga County, for charges for the services of the City of Brook Park, Ohio, for cutting weeds on certain parcels of land described herein and authorizing said charges to be placed upon the tax duplicate and collected as other taxes pursuant to Section 731.54 of the Ohio Revised Code and declaring an emergency. Introduced by Mayor Orcutt. Finance committee

**MISCELLANEOUS BUSINESS, APPOINTMENTS, CONFIRMATIONS:**

**REMARKS FROM THE AUDIENCE ON ANY SUBJECT MATTER:**

Albert Wolf

5880 Wengler Drive

Mr. Wolf expressed concerns of the city doing an excellent job with the sidewalk program. Thank you to both the service and recreation groups for the terrific pool party and concerts and tremendous improvement with the city's roads program.

Lou Modic

14399 Fayette Blvd.

Mr. Modic stated with the Cleveland Browns have faith in the Mayor to have the right plan for the (dome stadium) project. Thanked Councilmembers Roberts and Scott for assisting with resident concerns. Updated on the dog park there will be emergency fence repairs as the Sheldon Road project continues.

**ORDINANCES AND RESOLUTIONS: (FIRST READING):**

1. ORDINANCE NO. 11482-2025

AN ORDINANCE AMENDING ORDINANCE NO. 11453-2025 TO INCLUDE ADDITIONAL ROADWAY REPAIRS IN THE 2025 GENERAL PAVEMENT SERVICES PROGRAM AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

**Motion** by Mr. Poindexter, supported by Mr. McCorkle, to suspend.

**ROLL CALL: AYES:** Poindexter, McCorkle, Mencini, Scott, Troyer, Roberts, Dufour  
**NAYS:** Unanimous.

**Motion** by Mr. Mencini, supported by Mr. Dufour, to adopt.

**ROLL CALL: AYES:** Mencini, Dufour, Roberts, Troyer, Poindexter, McCorkle, Scott  
**NAYS:** Unanimous. Ordinance No. 11482-2025, has passed under suspension of the rules. Adopted.

2. ORDINANCE NO. 11483-2025

AN ORDINANCE AMENDING ORDINANCE NO. 11453-2025 AND 11472-2025, THE APPROPRIATION ORDINANCES FOR THE CITY OF BROOK PARK, STATE OF OHIO, FOR FISCAL YEAR ENDING DECEMBER 31, 2025 AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

**Motion** by Mr. Dufour, supported by Mr. Roberts, to suspend.

**ROLL CALL: AYES:** Dufour, Roberts, Troyer, Poindexter, Mencini, McCorkle, Scott  
**NAYS:** Unanimous.

**Motion** by Mr. Dufour, supported by Mr. McCorkle, to adopt.

**ROLL CALL: AYES:** Dufour, McCorkle, Mencini, Scott, Troyer, Roberts, Poindexter  
**NAYS:** Unanimous. Ordinance No. 11483-2025, has passed under suspension of the rules. Adopted.

3. RESOLUTION NO. 18-2025

A RESOLUTION AUTHORIZING THE MAYOR, AS THE LOCAL PUBLIC AUTHORITY, TO GIVE CONSENT ON BEHALF OF THE CITY OF BROOK PARK TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR UPGRADING THE HIGHWAY TRAFFIC SIGNAL SYSTEM AT THE NORFOLK SOUTHERN RAILROAD CROSSING AT EASTLAND ROAD NEAR SR-237 IN THE CITY OF BROOK PARK (PID 114522) AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt

**Motion** by Mr. Mencini, supported by Mr. McCorkle, to suspend.

**ROLL CALL: AYES:** Mencini, McCorkle, Scott, Troyer, Roberts, Dufour, Poindexter  
**NAYS:** Unanimous.

**Motion** by Mr. Troyer, supported by Mr. Roberts, to adopt.

**ROLL CALL: AYES:** Troyer, Roberts, Dufour, Poindexter, Mencini, McCorkle, Scott  
**NAYS:** Unanimous. Resolution No. 18-2025, has passed under suspension of the rules. Adopted.

**Ordinances and Resolution: First Reading: cont.**

4. RESOLUTION NO. 19-2025

A RESOLUTION APPROVING THE MAYOR'S APPOINTMENT OF NICOLE KRUCKE AND BILL SHEPPARD TO THE TAX INCENTIVE REVIEW COUNCIL OF THE CITY OF THE CITY OF BROOK PARK AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

**Motion** by Mr. Mencini, supported by Mr. McCorkle, to suspend.

**ROLL CALL: AYES:** Mencini, McCorkle, Scott, Troyer, Roberts, Dufour, Poindexter

**NAYS:** Unanimous.

**Motion** by Mr. Scott, supported by Mr. Mencini, to adopt.

**ROLL CALL: AYES:** Scott, Mencini, McCorkle, Poindexter, Dufour, Roberts

**NAYS:** None.

**ABSTENTION:** Troyer. Resolution No. 19-2025 has passed under suspension of the rules. Adopted.

**SECOND READING OF ORDINANCES AND RESOLUTIONS:**

1. ORDINANCE NO. 11478-2025

AN ORDINANCE ENACTING CHAPTER 1128 OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED 'PLANNED UNIT DEVELOPMENT DISTRICT' (PUD) Introduced by Mayor Orcutt.

Mr. Poindexter mentioned title reads 'United' and should be 'Unit'.

**Motion** by Mr. Troyer, supported by Mr. Poindexter, to go out of the regular order of business to have individuals speak.

**ROLL CALL: AYES:** Troyer, Poindexter, Dufour, Mencini

**NAYS:** Roberts, McCorkle, Scott

**Questions/Answers:**

Caleb Bell  
Bricker Graydon, LLP  
100 South Third Street  
Columbus, OH

Mr. Dufour thanked Mr. Bell's group for their due diligence with the proposed dome stadium. Conversation with community members regarding fire codes, especially 1128 - Intent read into the record. The state fire code is applicable over all of this section and all fire codes will be dealt with throughout the project, correct?

Mr. Bell responded the nature of this PUD, in this instance only, is zoning related rules are governed by this and all other laws apply under the general fire codes. This will not have this PUD overriding any other procedural law.

**Questions/Answers: cont.**

Mr. Dufour continued the proposed Chapter 1128 as the vehicle process and procedure preliminary plan when proposed will go to Planning committee for approval, approval with conditions or denial. If approved or approved with conditions Planning committee will submit to City Council for approval, approval with conditions or denial. Outside of that approval process this body's (City Council) only action besides the planning process could get appealed by Council.

Mr. Bell concurred.

Mr. Dufour continued any minor modification, for example, a fire hydrant being moved. Any major modifications approved by the city's building commissioner a preliminary plan and via any major modification, over the course of time, could lend the current plan unrecognizable from what was approved. At the same time, major modifications are not what I presumed them to be but members of the public have asked these questions. What insurances can be given to Council and residents of what is approved in the preliminary plan will also be approved in the master plan.

Mr. Bell responded there is a number of governors that will follow whatever is in the preliminary plan and the building commissioner exercises any modifications and judgements that needs to be considered. Could be a simple item or could be changing the use of a building due to the item being not feasible. The final plan has to be in what the code calls substantial conformity or substantial conformance with the preliminary plan; the meat is in the preliminary plan. Then as finalizing what is being done with this process is creating a bit of a path for development. The property owners and sponsors of the project follow the path of the preliminary plan. This is how most PUD's are done with the process being in the preliminary and must comply with preliminary plan through the final plan process. The code as read the final process sees must be done this way through the preliminary plan.

Mr. Troyer thanked Mr. Bell for coming and stated on 1128.09 (a) is only reviewed by the Planning commission, not Council, unless there are initial use permits, rezoning or cell towers, correct?

Mr. Bell responded final sentence of 1128.09 (a) reads within 30 days following receipt of the report and recommendation of the Planning Commission, City Council shall review and consider such report and recommendations and take final action by either approving, approving with conditions or disapproving the items in said report and recommendations.

Mr. Troyer commented that is if a conditional use permit, rezoning or lot split and read section into record on page six (6) of the PUD.

**Questions/Answers: cont.**

Mr. Bell clarified the approval, approval with conditions or denial would be considered a recommendation of Planning commission then Council would take final action.

Mr. Troyer mentioned some wording may need to be cleaned up, in that section.

Brennan Hiles  
Partner - Bricker-Graydon

Mr. Hiles stated to Mr. Troyer the Planning commission must prepare a report on those topics then once City Council receives that report will separately review and make its own determination on recommendation(s) and feedback, that is not the only thing the Planning commission can approve.

Mr. Troyer clarified when Planning commission approves still goes to Council.

Mr. Hiles responded yes.

Mr. Troyer commented that is not how it's written and not as the current code reads. Another issue is with 1128.10 - Final Development Plan (a)(1) since this being the final Council will have no say on (a)(1) and read into the record. (page nine (9) of PUD). Doesn't list any conditions that Council may voice on these conditions.

Mr. Marnacheck commented 1128.09 (a) is located on top of page seven (7) of the PUD.

Mr. Bell stated all information set forth 1128.09 and included in the preliminary plan including Council's approval with conditions have to be in the final.

Mr. Troyer continued still have a concern along with the fire department on 1128.02 - Intent page two (2) of the PUD. Continued with 1128.12 - Appeals, Modifications and Miscellaneous page 12 of the PUD letter c - Sports Facility this takes away everything in the preliminary and final plan, makes it mute.

Mr. Bell responded as to a sports facility no elements of those items is subject to approval by the Planning commission, City Council or the building commissioner but is subject to review for design aesthetics. The intent of this is the structure, itself, is designed by others; the rest of the site is subject to all of the normal process. Stadiums are a special asset and are very unique and to make sure the approvals associated with that structure are stream-lined, effective and efficient this provision exists and does not govern the remainder of the site.

Mr. Troyer referred back to 1128.01 number four (4) on page two (2) of the PUD and also 1128.12 (c) on page 12 of the PUD read into record. The sports facility is the building and phase one (1) and doesn't cover the hotel and motel.

**Questions/Answers; cont.**

Mr. Bell responded phase one (1) is only a preliminary phase currently.

Mr. Troyer stated what if there are issues of a sports facility in phase two (2)?

Mr. Bell responded would have to be a sports complex don't plan on putting two (2) stadiums.

Mr. Troyer expressed concerns with a fading economy in the future there could be a situation of the city not having the control the city should have.

Mayor Orcutt stated the preliminary and final development process will have the layout of the 176 acres that the sports facility will be. There will only be one (1) stadium on this property if all of this gets passed through the preliminary and final development plan. Further down the road there is a distinction of another sports facility needed, at this location, in those parameters they would have to use a conditional use permit. The mixed-use area will be U-1 through U-6 and would have to maintain approval for and that protection is in section 1128.09 (a) on page six (6) of the PUD.

Mr. Poindexter stated my question lies on down the road with the preliminary and final plan built. In 20 years things want need to be changed where is that in this would that have to be another preliminary plan or an adjustment?

Mr. Bell responded analytically would be a modification depending on what it is. If it is a brand new structure would have to run the full process.

Mr. Poindexter stated all phases go through and site is completely developed and have something demolished.

Mr. Bell responded demolishing would go back to the start.

Mr. Mencini stated the parameters of this whole area are in City of Brook Park.

Mr. Bell concurred.

Mr. Mencini stated page six (6) 1128.09 - Preliminary Development Plan City Council would approve, approving with conditions or denial. All authorized officials would include Brook Park and other governing agencies.

Mr. Troyer stated Council does not have the exhibit A listed in 1128.01 on page two (2) of the PUD.

**REGULAR COUNCIL MEETING**

**AUGUST 19, 2025**

**Motion** by Mr. Roberts, supported by Mr. Mencini, to go back to regular order of business.

**ROLL CALL: AYES:** Roberts, Mencini, Troyer, Dufour, Poindexter, McCorkle, Scott  
**NAYS:** Unanimous.

Mr. Salvatore stated Ordinance No. 11478-2025 has had its second reading.

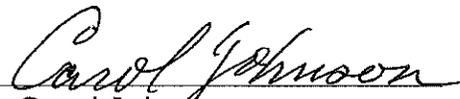
**THIRD READING OF ORDINANCES AND RESOLUTIONS:**

There being no further business to come before this meeting a **motion** by Mr. Mencini, supported by Mr. Roberts, to adjourn.

**ROLL CALL: AYES:** Mencini, Roberts, Dufour, Poindexter, Troyer, Scott, McCorkle  
**NAYS:** Unanimous.

Council President Salvatore declared this meeting adjourned at 9:42 p.m.

RESPECTFULLY SUBMITTED

  
Carol Johnson  
Clerk of Council

APPROVED



THESE MEETING MINUTES APPROVED BY BROOK PARK CITY COUNCIL ARE A SYNOPSIS, NOT TRANSCRIBED IN THEIR ENTIRETY, ALTHOUGH ACCURATE.