

NOTICE  
SPECIAL MEETING OF COUNCIL

Clerk's Office, Brook Park, Ohio

October 17, 2025

TO: COUNCIL MEMBERS TROYER, MENCINI, ROBERTS, SCOTT, DUFOUR, POINDEXTER, MCCORKLE, COUNCIL PRESIDENT SALVATORE, AND MAYOR ORCUTT, LAW DIRECTOR HORVATH, FINANCE DIRECTOR MCGANN.

YOU ARE HEREBY NOTIFIED THAT A SPECIAL MEETING OF COUNCIL  
HAS BEEN CALLED FOR THE PURPOSE OF:

COUNCIL MEETING

CAUCUS MEETING

EXECUTIVE SESSION

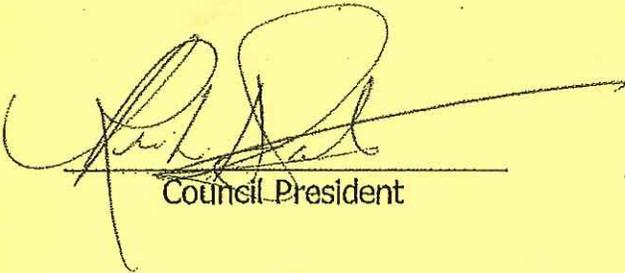
OTHER (Public Hearing)

Such special meeting will accordingly be held on Tuesday the 21<sup>st</sup> day of October 2025, at 6:00 P.M. at the place of holding regular meetings. (\*Refer to Rules of Council, No. 4, if applicable.)

**SUBJECT**

1. ORDINANCE 11490-2025

AN ORDINANCE APPROVING THE REZONING OF PERMANENT PARCEL NUMBER(S) 344-15-001 AND INCLUDING 344-15-176 FROM U3-B TO U2-A6, LOCATED AT 14401 SNOW ROAD.

  
\_\_\_\_\_  
Council President

*Carol Johnson*  
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Clerk of Council

**PUBLIC HEARING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
HELD ON TUESDAY, OCTOBER 31, 2025**

The meeting was called to order by Council President Salvatore at 6:00 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 and Law Director Horvath.

**SUBJECT;**

1. ORDINANCE NO. 11490-2025  
AN ORDINANCE APPROVING THE REZONING OF PERMANENT PARCEL NUMBER(S) 344-15-001 AND INCLUDING 344-15-176 FROM U3-B TO A U2-A6, LOCATED AT 14401 SNOW ROAD.

Drew Cook  
Represents Brookview Villas Developer  
6161 Oak Tree Blvd.  
Independence, OH

Mr. Cook stated the property next to the medical facility at Michael Drive and Snow Road has become available and interested in expanding development to that property. Attended a Planning commission meeting for addition of 31 units to the current development. This would not involve any curb-cuts on Michael Drive so would not disrupt or cause traffic delays, that residents expressed concerns. A curb-cut would be eliminated directing all traffic to main entrance located on Snow Road. The development will be of mixed units, some built and some not built and the commitment to storm water controls will be maintained.

Albert Wolf  
5880 Wengler Drive

Mr. Wolf commented the units built on Snow Road look very nice and understand that phase one (1) is completely sold out and phase two (2) on its way; extension of units, from the same people, will be nothing but a plus to the city.

Lou Modic  
14399 Fayette Blvd.

Mr. Modic speaking with residents in the area major concerns expressed was along Parkman Drive being single-level, already agreed to. Residents abutting the medical facility like the white vinyl fence put up and would like to know if they can still have the vinyl fence along with the retaining wall?

Betty Healey  
5879 Gateway Lane

Ms. Healy mentioned against the project reason being works at small medical facility, having one (1) dentist and one (1) podiatrist and the expansion will decrease access to the medical office for residents, for dental and medical.

Mayor Orcutt stated the developer will keep the masonry wall, if in-line, and then continue with the white vinyl fence. With the medical office those were concerns of the city and will say that the developer is working on trying to relocate those businesses from that building to another location, within the city. No promises but will continue to work with the developer to retain that business.

Mr. Poindexter stated the administration is working with the medical building facility to relocate, within the city. To Mr. Cook both phase one (1) and phase two (2) were under the stipulation if sold off as individual units would be part of an HOA (Homeowners' Association). Would that apply to this third (3rd) phase?

Mr. Cook concurred and stated that stipulation will be included.

Mr. Troyer asked is that property owned?

Mr. Cook responded are under contract but do not own the building.

Mr. Troyer continued with those businesses would you assume the lease, for a short-time?

Ryan Summers, Managing Director  
6161 Oak Tree Blvd.  
Independence

Mr. Summers responded will respect the current lease structure will be closing in January, 2026 and are committed to working with Cleveland Clinic.

Mr. Troyer continued not expected for any delays.

Mr. Summers responded if there is no other location will respect the leases.

Mr. Mencini thanked the representatives for coming, the new retention basin will continue going west of the medical building.

Mr. Cook responded yes, there are two (2) basins on the property currently, one (1) that borders the property where the medical office is now. Also, the city basin constructed to the south near the corner of Parkman and Westbrook Drives. That

basin will remain where is and when everything is finished with phase two (2) that basin will be dedicated to the city. The basin next to the leasing office the plan is to dig the new basin where the medical office is located and then fill in the old basin. Concerns have been expressed and that will be done through the GEO-Technical engineering for placement of buildings over that. The basin will then be resized to make sure all storm water can be handled that is necessary for the development.

Mayor Orcutt stated the storm water management and mitigation project the city has been in place for many decades, having a zero-impact on any new development.

Mr. Cook commented the property owners that border this development wanted to keep their fence it stayed. There was one (1) resident that asked the fence be removed and that was done, at no cost to the resident. Anyone that has a fence now the new fence will be placed right next to the property line, unless requested that fence be removed.

Mr. Dufour thanked gentlemen for coming, to Ms. Healy also share your concerns. With adding on additional units will there be any bottle-necking with trying to exit the Villas?

Mr. Cook responded no, the amount of traffic being generated is not anywhere near enough for upgrading to the signal.

Mr. Poindexter stated with building on the filled-in retention basin it's my understanding that most foundations go un-disturbed soil. Will piles have to be driven into the ground?

Mr. Cook responded when earth work is done with areas of cuts and fill there is what is called engineer-fill. Suitable soils are used that are available onsite that geo-tech identifies. That is then compacted to specification and prior to building on it what will likely happen is the pod will be pumped down; undercut any saturated soils and remove and build up to normal elevation.

Mr. Salvatore thanked both gentlemen and residents for coming.

Council President stated no further business to come before this public hearing is adjourned at 6:20 p.m.

RESPECTFULLY SUBMITTED *Carol Johnson*  
Carol Johnson  
Clerk of Council

APPROVED *November 18, 2025*

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