

CITY OF BROOK PARK, OHIO

P/C
GA Prior 9/16/25
1st R 9/16/25
2nd R 10/7/25
3rd R 10/21/25
S/S

ORDINANCE NO: 11490-2025

INTRODUCED BY: COUNCIL AS A WHOLE

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.

WHEREAS, the Ohio Constitution, the General Laws of the State of Ohio, and the Charter of the City of Brook Park vest the City of Brook Park with the power to amend or change such zones, districts, restrictions and regulations from time to time in the interest of the public health, safety, convenience, comfort, prosperity and general welfare; and

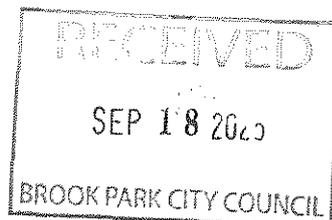
WHEREAS, on September 8, 2025, the Planning Commission issued a recommendation to rezone permanent parcel number(s) 344-15-001, and including 344-15-176 from U3-B to a U2-A6, and this Council finds their recommendation well taken.

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

SECTION 1: Permanent parcel number(s) 344-15-001 and including 344-15-176 will be rezoned from a U3-B to a U2-A6, a description/site plan of said rezoning is attached hereto and incorporated herein as Exhibit "A."

SECTION 2: The Engineer of the City of Brook Park shall amend the Zoning Map of the City upon passage of this Ordinance.

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 necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reasons to rezone a certain parcels of property within our City; therefore this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: October 21, 2025

Rich [Signature]
PRESIDENT OF COUNCIL

ATTEST: *Carol Johnson*
Clerk of Council

APPROVED: *Ed [Signature]*
MAYOR

10/22/25
DATE

CERTIFICATE

Carol Johnson, 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. 11490-2025 passed on the 21 day of October 20 25 by said council.

Carol Johnson
Clerk of Council

	Yea	Nay
Troyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
McCorkle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dufour	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

[Signature]
DIRECTOR OF LAW



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 344-15-001

Parcel 1:

Situated in City of Brook Park, County of Cuyahoga, and State of Ohio:

And known as being part of Original Middleburg Township Lot No. 4, Section 3, and being further bounded and described as follows:

Beginning at an iron pin at the intersection of the easterly curved line of Michael Drive, 60 feet wide, with the northerly line of the Parkman Subdivision, as appears on the plat recorded in Volume 185 of Maps, page 79, of the Cuyahoga County Records;

Thence northeasterly, along said easterly line of Michael Drive deflecting to the right, an arc distance of 30.84 feet, said arc having a radius of 227.35 feet, and a chord which bears North 30 deg. 24' 35" East, a distance of 30.82 feet to an iron pin at the point of reverse curvature;

Thence northeasterly, along said easterly curved line of Michael Drive deflecting to the left an arc distance of 170.00 feet, said arc having a radius of 287.35 feet, and a chord which bears North 17 deg. 20' 52" East, a distance of 167.53 feet to an iron pin at the point of tangency;

Thence North 0 deg. 23' 59" East, along said easterly line of Michael Drive, a distance of 34.44 feet to an iron pin at the point of curvature of the easterly line of Michael Drive, and the southerly curved line of Snow Road, 100 feet wide, as appears on the Dedication of Michael Drive recorded in Volume 182 of Maps, page 13, of the Cuyahoga County Records;

Thence northeasterly, along said curved turnout deflecting to the right, an arc distance of 24.91 feet, said arc having a radius of 20.00 feet, and a chord which bears North 36 deg. 04' 58" East, a distance of 23.33 feet to a drill hole on the southerly line of said Snow Road as appears on the Dedication Plat of Snow Road recorded in Volume 173 of Maps, pages 34 and 35, of the Cuyahoga County Records;

Thence northeasterly, along said southerly curved line of Snow Road deflecting to the right, an arc distance of 145.64 feet, said arc having a radius of 1784.26 feet, and a chord which bears North 74 deg. 06' 11" East, a distance of 145.58 feet to a drill hole;

Thence South 0 deg. 44' 47" East, a distance of 276.77 feet to an iron pin on the northerly line of said Parkman Subdivision;

Thence South 89 deg. 15' 13" West, along said northerly line of said Parkman Subdivision, a distance of 223.17 feet to the place of beginning and containing 1.0129 acres of land as surveyed and described by Hedrick & Associates, Inc., September, 1986. Be the same more or less, but subject to all legal highways.

Parcel 2:

Situated in City of Brook Park, County of Cuyahoga, and State of Ohio:

And known as being Parcel No. 3, in Lot Split of part of Original Middleburg Township Lot Nos. 3 and 4, Section No. 1, as shown by the recorded plat in Volume 249 of Maps, page 98, of the Cuyahoga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

This page is only a part of a 2021 ALTA Commitment for Title Insurance Issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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EXHIBIT "A"
Legal Description

Note: The above two Parcels are also known as follows:

Situated in City of Brook Park, County of Cuyahoga, and State of Ohio:

And known as being Parcel A in the Consolidation Map made for Dr. Rose Tam, of part of Original Middleburg Township Lots 3 and 4, Section No. 1, now in the City of Brook Park, as shown by the recorded plat in Volume 350 of Maps, page 75, of the Cuyahoga County Records, and containing 3.5961 acres of land, be the same more or less, but subject to all legal highways.

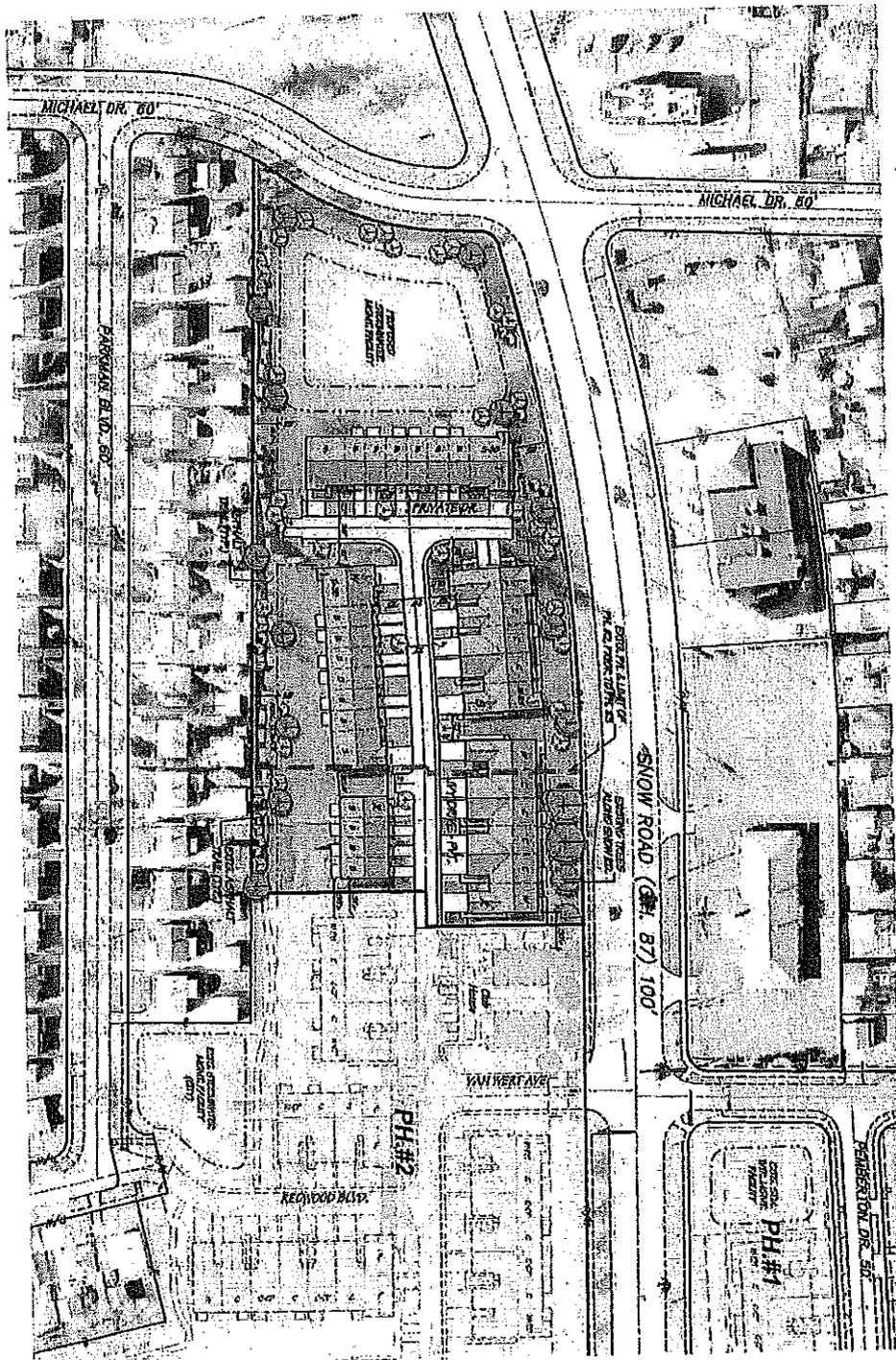
PPN: 344-15-001 (including 344-15-176)

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PHASES 1, 2 & 3 (2025-16-51112)

ACTIVITY	PHASE	ACRES
RESIDENTIAL	1	1.2
RESIDENTIAL	2	1.2
RESIDENTIAL	3	1.2
TOTAL		3.6

PRELIMINARY PLAN
BECKLEY VILLAGE - PHASES 1, 2 & 3
RESIDENTIAL DEVELOPMENT
 CITY OF BECKLEY
 CLAYTON COUNTY, OHIO

PREPARED BY: [Firm Name]
DATE: [Date]
SCALE: [Scale]
PROJECT NO.: [Number]

APPROVED BY: [Signature]
TITLE: [Title]

DATE: [Date]

SCALE: [Scale]

PROJECT NO.: [Number]

CLAYTON COUNTY: [Information]

CITY OF BECKLEY: [Information]

CLAYTON COUNTY, OHIO: [Information]

BECKLEY VILLAGE - PHASES 1, 2 & 3: [Information]

RESIDENTIAL DEVELOPMENT: [Information]

CITY OF BECKLEY: [Information]

CLAYTON COUNTY, OHIO: [Information]





City of Brook Park
Fire Department

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

August 28, 2025

Board of Zoning and Planning Commission
City of Brook Park

INRE: 09/08/2025 Planning and Zoning Appeals Meeting

To Whom It May Concern,

The Fire department has no issues or concerns with the applications being reviewed in this month's meeting.

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: August 29, 2025

SUBJECT: 14401 Snow Road – PPN 344-15-001 (Re-Zoning) – Planning Commission

CC:

Mr. Monaco:

I have reviewed the Planning Commission Application (September 2025 Meeting) for the proposed re-zoning request, from U-3B to U2-A6, at 14401 Snow Road (PPN 344-15-001) and have no objections.

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

EUTHENICS, INC.



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