

CITY OF BROOK PARK, OHIO

Resolution No. 1-2026

Introduced By: COUNCIL AS A WHOLE

P/C \_\_\_\_\_  
CA \_\_\_\_\_  
1st R 1/20/26  
2nd R \_\_\_\_\_  
3rd R \_\_\_\_\_  
B/C \_\_\_\_\_

A RESOLUTION  
GRANTING A CONDITIONAL USE PERMIT FOR  
APPROVAL OF A BILLBOARD LOCATED ON PARCEL #343-17-088,  
AND DECLARING AN EMERGENCY

WHEREAS, the City of Brook Park has filed an application for a conditional use permit with the Brook Park Planning Commission; and

WHEREAS, the conditional use requested is to permit a project/aesthetic approval for new construction of a billboard; and

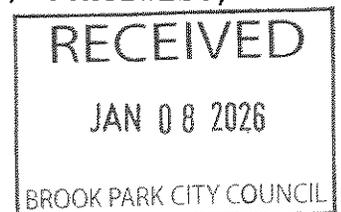
WHEREAS, the request for a conditional use permit was presented at a public hearing on January 5, 2026, to the Brook Park Planning Commission, which referred this matter to Council for approval.

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

SECTION 1: The Council of the City of Brook Park finds that the proposed conditional use permit requested is appropriate in the location for which it is proposed and grants a conditional use permit to the City of Brook Park on Parcel #343-17-088.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further purpose of granting a conditional use permit for approval of new construction for a billboard; therefore, provided that this Resolution receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.



PASSED:

January 20, 2024

Richard Patel  
PRESIDENT OF COUNCIL

ATTEST:

Carol Johnson  
Clerk of Council

APPROVED:

Charles Smith  
MAYOR

01/21/2024  
DATE

CERTIFICATE

Assistant 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. 1-2024 passed on the 20 day of January 20 24 by said council.

Carol Johnson  
Assistant 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 type="checkbox"/>	<input checked="" type="checkbox"/>

6-1

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

Victor Anich  
DIRECTOR OF LAW

# MEMO

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com agonzalez@gmail.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:	January 6, 2026
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on January 5, 2026, regarding approval for 2 Planning Commission approvals for the construction of a billboard. By vote of 6-0, the Planning Commission voted to recommend approval for a Conditional Use Permit to construct a billboard, for the following:

- **REQUEST 2 PLANNING COMMISSION APPROVALS FOR THE CONSTRUCTION OF A BILLBOARD | LOCATED ON THE MUNICIPAL CAMPUS DISTRICT | PARCEL #343-17-088 | ORDINANCE 11.03**
  - A. **REQUEST PROJECT/AESTHETIC APPROVAL FOR THE INSTALLATION OF A BILLBOARD ON THE MUNICIPAL CAMPUS**
  - B. **REQUEST A CONDITIONAL USE PERMIT TO CONSTRUCT A BILLBOARD ON THE MUNICIPAL CAMPUS DISTRICT**  
*Planning Commission's recommendation for this project must be forwarded to City Council for final action*

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

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JANUARY 6, 2026

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

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

**AGENT:**

Mayor Edward A. Orcutt (eorcutt@cityofbrookpark.com)

**PROPERTY OWNER:**

City of Brook Park

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 January 5, 2026, regarding approval for 2 Planning Commission approvals for the construction of a billboard. By a vote of 6-0, the Planning Commission voted to recommend approval for a Conditional Use Permit for the following:

- **REQUEST 2 PLANNING COMMISSION APPROVALS FOR THE CONSTRUCTION OF A BILLBOARD | LOCATED ON THE MUNICIPAL CAMPUS DISTRICT | PARCEL #343-17-088 | ORDINANCE 11.03**
  - A. REQUEST PROJECT/AESTHETIC APPROVAL FOR THE INSTALLATION OF A BILLBOARD ON THE MUNICIPAL CAMPUS**
  - B. REQUEST A CONDITIONAL USE PERMIT TO CONSTRUCT A BILLBOARD ON THE MUNICIPAL CAMPUS DISTRICT**

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

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

Carla A. Dell  
Secretary, Planning Commission

1-6-26  
Date



**CITY OF BROOK PARK**  
 BUILDING DEPARTMENT | 5590 Smith Road | Brook Park | Ohio | 44142

| Email | buildingdept@cityofbrookpark.com  
 | Office | 216.433.7412

## 2025 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	Brook Park Municipal Campus	<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> COMMERCIAL	ZONE	Municipal Campus
Parcel #	343-17-088	BUSINESS NAME (if Applicable)			

PROPERTY OWNER NAME(S)	City of Brook Park			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	216-433-1300	Email	corcutt@cityofbrookpark.com	
Street Address	6161 Engle Road	City	Brook Park	Zip 44142
AGENT/CONTACT PERSON NAME(S)	Edward A. Orcutt			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	216-433-1300	Email	corcutt@cityofbrookpark.com	
Street Address		City	Brook Park	Zip 44142

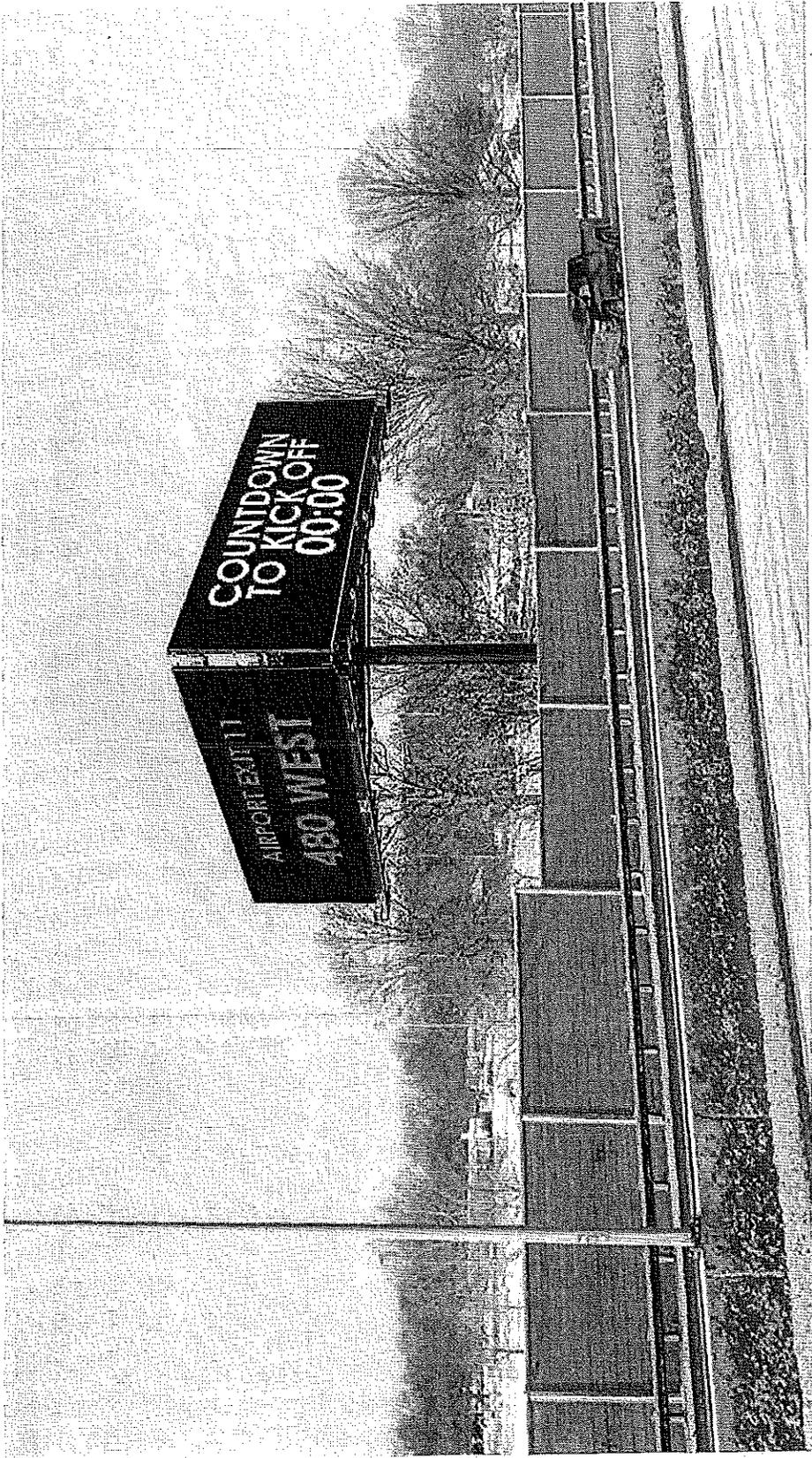
APPROVAL(S) REQUESTED	<input checked="" type="checkbox"/> Aesthetic / Project <sup>2</sup>	<input checked="" type="checkbox"/> Conditional Use Permit <sup>2</sup>
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Telecommunication Tower <sup>1</sup>
	<input type="checkbox"/> Re-Zone <sup>3</sup>	<input type="checkbox"/> Lot Split <sup>3,4</sup>
	<input type="checkbox"/> Lot Consolidation <sup>3,4</sup>	
	<input type="checkbox"/> Other:	

<sup>1</sup> Provide Construction Drawings and/or Structural calculations  
<sup>2</sup> Provide Detailed Business Plan per City Ordinance 1121.34  
<sup>3</sup> Provide Legal Description  
<sup>4</sup> Provide Lot Split / Consolidation Plat and Mylar

SUMMARY OF REQUEST	<p>(A) conditional use permit to erect a billboard within the municipal campus</p> <p>(B) project/aesthetic approval to install a billboard at the municipal campus. At the time of construction, all city ordinances pertaining to billboards will be followed</p>
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APPLICANT SIGNATURE		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	12/19/2025
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**MEMO**

TO: Jason Monaco, Building Commissioner

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

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DATE: December 29, 2025

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SUBJECT: Municipal Campus Billboard - Planning Commission

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CC:

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Mr. Monaco:

I have reviewed the Planning Commission Application (January 2026 Meeting) for the above-mentioned project located at the Brook Park Municipal Campus (343-17-088) and offer the following comments:

1. Regarding the Project/Aesthetic approval request, the application states that all city ordinances pertaining to billboards will be adhered to.
2. No objections to the Conditional Use request.

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

**EUTHENICS, INC.**



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



Planning Commission Meeting 1/5/25

Parcel # 343-17-088, 6161 Engle Rd. – summary of request- The applicants are requesting project/aesthetic approval in conjunction with a conditional use permit to construct a billboard in the Municipal Campus District. All Ordinances regarding billboards will be followed or variances applied for at the time of construction. Ord. 11.03 requires all billboards to go in front of 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.



**City of Brook Park**  
Fire Department

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

December 29, 2025

Board of Zoning and Planning Commission  
City of Brook Park

INRE: 1/05/2026 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