

CITY OF BROOK PARK, OHIO

3/C
CA Prior to 6/16/26
1st R _____
2nd R _____
3rd R _____
3/C _____

RESOLUTION NO: 11-2026

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION

APPROVING THE PROPOSED LOT SPLIT FOR 6388 WEST 130TH STREET PPN:
344-28-034 TO CREATE NEW PARCEL 'A' AND PARCEL 'B', LOCATED IN
THE U1-A3 ZONING DISTRICT, AND DECLARING AN EMERGENCY

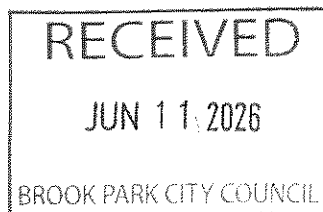
WHEREAS, on June 1, 2026, the Planning Commission approved and referred to Council a request for the proposed lot split for 6388 West 130th Street, PPN: 344-28-034 to create new Parcel "A" and Parcel "B", located in the U1-A3 Zoning District.

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

SECTION 1: The proposed lot split of the aforementioned property is further described in Exhibit "A" attached hereto and incorporated herein by reference and 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 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 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 that it is Council's desire to approve the lot split of Permanent Parcel No. 344-28-034; with the condition that it must meet side yard setbacks pursuant to city code; and all requirements of document filing pursuant to Ohio Revised Code Section 317.114. This Resolution shall take effect and be in force immediately from and after its passage and approval by the Mayor.



PASSED:

June 16, 2026

[Signature]
PRESIDENT OF COUNCIL

ATTEST:

Carol Johnson
Clerk of Council

APPROVED:

[Signature]
MAYOR

6/17/26
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 / ~~Ordinance~~ Resolution

No. 11-2026

passed on the 16 day of June

20 26 by said council.

Carol Johnson
Clerk of Council

	Yea	Nay
Gonzales	<u>[Signature]</u>	_____
Mencini	<u>✓</u>	_____
Roberts	<u>✓</u>	_____
Scott	<u>✓</u>	_____
McCorkle	<u>✓</u>	_____
Poindexter	<u>✓</u>	_____
Dufour	<u>✓</u>	_____

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

[Signature]
DIRECTOR OF LAW

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:	June 4, 2026 <u>REVISED</u>
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on June 1, 2026, regarding approval for a Lot Split **WITH A CONDITION THAT IT MUST MEET SIDE YARD SETBACKS; SIDE YARD DISTANCES WERE NOT GIVEN ON THE APPLICATION** . By vote of 5-0, the Planning Commission voted to approve a lot split, for the following:

- Request approval for a lot split at 6388 West 130th Street | Located in the U1-A3 District | Ordinance 11.03(c)
Property Owner: Suburban Property Management
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.

PAGE 2
JUNE 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.

AGENT:
Penny Peterlin

PROPERTY OWNER:
Suburban Property Management

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 June 1, 2026, regarding approval for a Lot Split, **WITH A CONDITION THAT IT MUST MEET SIDE YARD SETBACKS; SIDE YARD DISTANCES WERE NOT GIVEN ON THE APPLICATION** t. By a vote of 5-0, the Planning Commission voted to recommend approval for the following:

- Request approval for a lot split at 6388 West 130th Street | Located in the U1-A3 District | Ordinance 11.03(c)
Property Owner: Suburban Property Management
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

