

CITY OF BROOK PARK, OHIO

P/C _____
CA _____
1st R 9/1/26
2nd R _____
3rd R _____
B/C _____

RESOLUTION NO: 15-2026

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION

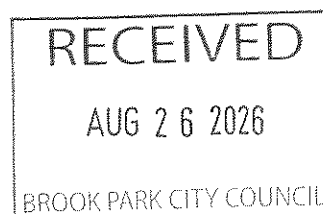
CONCERNING A LOT SPLIT/CONSOLIDATION IN THE U1 ZONING DISTRICT,
SPLIT PPN 341-35-002, THEN CONSOLIDATE PART OF 341-35-002 AND ALL
OF 341-35-005 AS WELL AS CONSOLIDATE PART OF 341-35-002 AND ALL
OF 341-35-006 INTO PROPOSED PARCELS "A", "B" AND "C", AND
DECLARING AN EMERGENCY

WHEREAS, on July 13, 2026 the Planning Commission approved, by a vote of 6-0 and referred to Council for final action a request for the proposed parcel split and consolidation plat for PPNs 341-35-002, 341-35-005, and 341-35-006 said request was to split the first and consolidate part into each of the latter two parcels to create parcels "A", "B", and "C" in Brook Park, Ohio in located in the U1 Zoning District.

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

SECTION 1: The lot split and then consolidation of the aforementioned properties is further described in Exhibit "A" attached hereto and incorporated herein by reference.

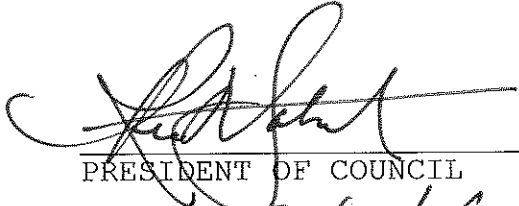
SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in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



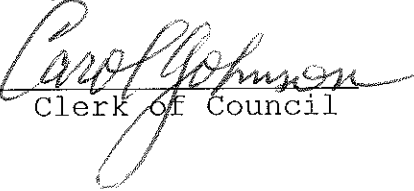
SECTION 3: This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason that it is Council's desire to approve the lot consolidation and split; this Ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED:

September 1, 2026


PRESIDENT OF COUNCIL

ATTEST:

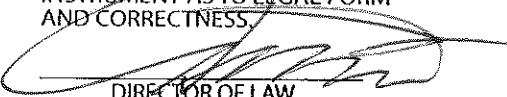

Clerk of Council

APPROVED:


MAYOR

9/1/26
DATE

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


DIRECTOR OF LAW

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. 15-2026

passed on the 1 day of September
20 26 by said council.


Clerk of Council

	Yea	Nay
Gonzalez	☒	☐
Mencini	☒	☐
Roberts	☒	☐
Scott	☒	☐
McCorkle	☒	☐
Poindexter	☒	☐
Dufour	☒	☐



City of Brook Park

Building Department

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 bpolindexter@cityofbrookpark.com dmccorkle@cityofbrookpark.com w/Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	July 14, 2026
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on July 13, 2026, regarding approval for a Lot Split/Consolidation. By vote of 6-0, the Planning Commission voted to approve a Lot Split/Consolidation, for the following:

- REQUEST APPROVAL FOR A LOT SPLIT/CONSOLIDATION FOR PPN#S: 341-35-002, 341-35-005 AND 341-35-006 | LOCATED IN THE U1 ZONING DISTRICT | ORDINANCE 11.03

Property Owner/: City of Brook Park

Agent: Mayor Edward A. Orcutt

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
JULY 13, 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.

PROPERTY OWNER:

City of Brook Park

AGENT:

Mayor Edward A. Orcutt

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 July 13, 2026, regarding approval for a Conditional Use Permit. By a vote of 6-0, the Planning Commission voted to recommend approval for the following:

- REQUEST APPROVAL FOR A LOT SPLIT/CONSOLIDATION FOR PPN#S: 341-35-002, 341-35-005 AND 341-35-006 | LOCATED IN THE U1 ZONING DISTRICT | ORDINANCE 11.03

Property Owner/: City of Brook Park

Agent: Mayor Edward A. Orcutt

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.

Carol A. Dele
Secretary, Planning Commission

7-14-26
Date



CITY OF BROOK PARK

BUILDING DEPARTMENT | 5590 Smith Road | Brook Park | Ohio | 44142

JUN 17 2020

Email | buildingdept@cityofbrookpark.com

Office | 216.433.7412

2026 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	0 Ruple Road	RESIDENTIAL ZONE	COMMERCIAL ZONE	U1 & U6
PROJECT NAME	341-35-002, 341-35-005 & 341-35-006	EXISTING NAME (If Applicable)		

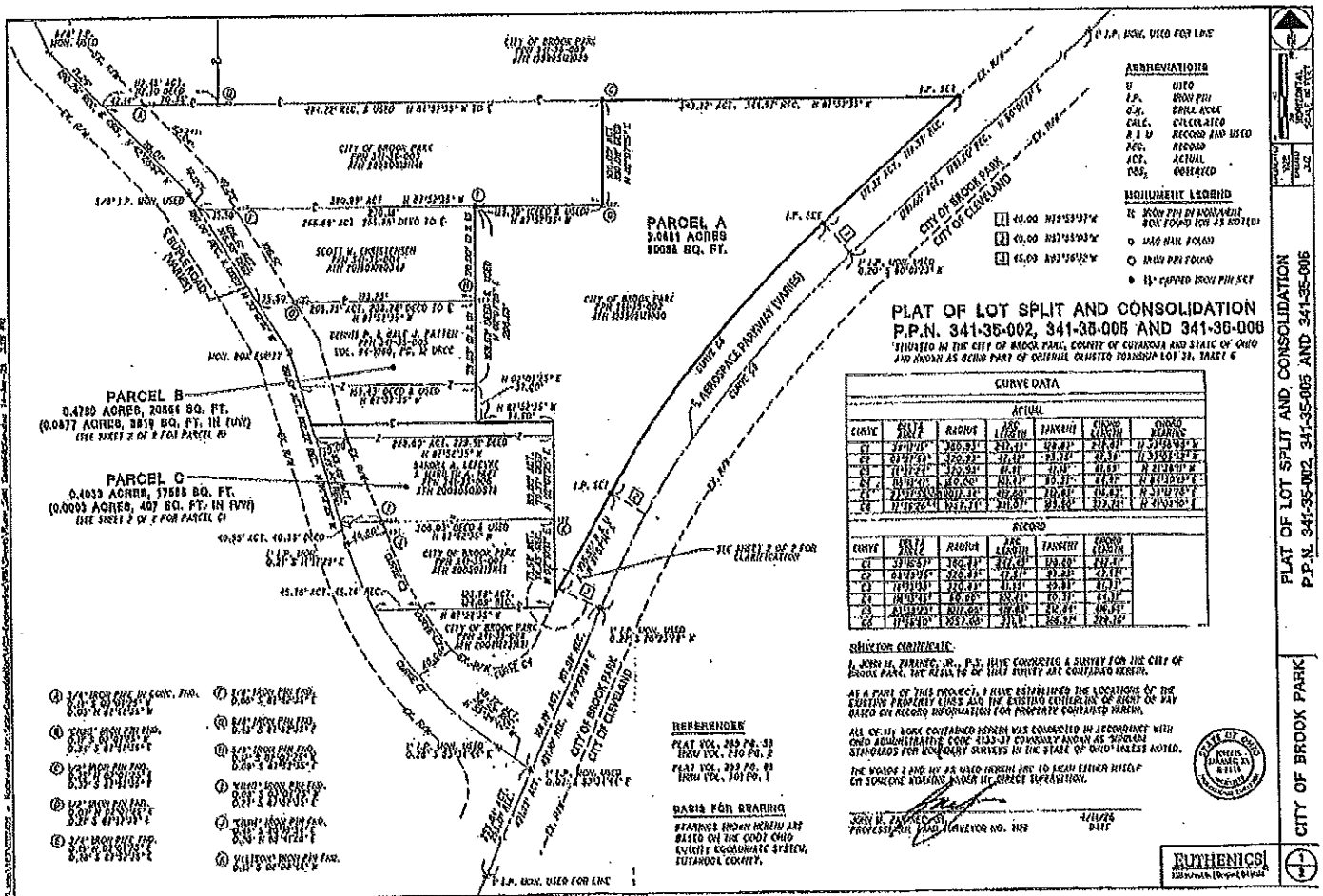
PROJECT OWNER NAME	City of Brook Park			APPLICANT NAME	
PHONE	216-433-1300	EMAIL	N/A		
STREET ADDRESS	6161 Engle Road	CITY	Brook Park	ZIP	44142
AGENT/CONTACT PERSON NAME	Edward A. Orcutt, Mayor			APPLICANT NAME	
PHONE	216-433-1300	EMAIL	eorcutt@cityofbrookpark.com		
STREET ADDRESS	6161 Engle Road	CITY	Brook Park	ZIP	44142

APPLICANT REQUEST	☐ Aesthetic / Project ²	☐ Conditional Use Permit ²	
	☐ Front Porch	☐ Billboard ¹	☐ Telecommunication Tower ¹
	☐ Re-Zone ³	☒ Lot Split ^{3,4}	☒ Lot Consolidation ^{3,4}
	☐ Other:		
	¹ Provide Construction Drawings and/or Structural calculations ² Provide Detailed Business Plan per City Ordinance 1121.34 ³ Provide Legal Description ⁴ Provide Lot Split / Consolidation Plat and Mylar		

SUMMARY OF REQUEST	The City of Brook Park is the owner of PPN 341-35-002 and is requesting approval from Planning Commission to split-off the Ruple Road frontage to PPN 341-35-005 and PPN 341-35-006, as shown on the attached Lot Split and Consolidation Plat.
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PROJECT SIGNATURE		☐ Owner ☒ Agent	DATE	
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Edward A. Orcutt, Mayor



PLAT OF LOT SPLIT AND CONSOLIDATION

P.P.N. 341-35-002, 341-35-005 AND 341-35-006

SITUATED IN THE CITY OF BROOK PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL EXEMPTED TOWNSHIP LOT 35, TRACT 6

PARCEL A
2.0481 ACRES
80088 SQ. FT.
SEE SHEET 1 OF 2 FOR PARCEL A3

PARCEL B
0.4700 ACRES, 20384 SQ. FT.
(0.0077 ACRES, 3819 SQ. FT. IN R/W)

PARCEL C
0.4033 ACRES, 17688 SQ. FT.
(0.0093 ACRES, 407 SQ. FT. IN R/W)

APPROVALS:

PLANNING COMMISSION
 THIS LOT SPLIT AND CONSOLIDATION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOK PARK.
 DATE _____ BY _____
 PLANNING COMMISSION CHAIRMAN (PRINT NAME)
 DATE _____ BY _____
 PLANNING COMMISSION SECRETARY (PRINT NAME)
 THE CLERK OF THE CITY OF BROOK PARK, DEDUCTION NO. _____
 DATE _____ BY _____
 CLERK OF COURCH (PRINT NAME)
 DATE _____ BY _____
 DEPUTY CLERK OF COURCH (PRINT NAME)

CITY ENGINEER
 THIS LOT SPLIT AND CONSOLIDATION HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF BROOK PARK.
 DATE _____ BY Stephen P. Patton
 CITY ENGINEER (PRINT NAME)

OWNER'S ACCEPTANCE
 IF THE UNDERSIGNED CONSIST OF THE LAND SHOWN HEREON (P.P.N. 341-35-002) DO ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION OF THE SAID:
Stephen P. Patton
 OWNER'S ACCEPTANCE
 DATE _____ BY Stephen P. Patton
 OWNER'S ACCEPTANCE (PRINT NAME)

NOTARY
 STATE OF OHIO
 COUNTY OF CUYAHOGA
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE HEREunto SET MY HAND AND OFFICIAL SEAL
 AT Brook Park, OHIO THIS 8th DAY OF June, 2016.
John J. Hoffmann
 NOTARY PUBLIC
 MY COMMISSION EXPIRES December 31, 2027

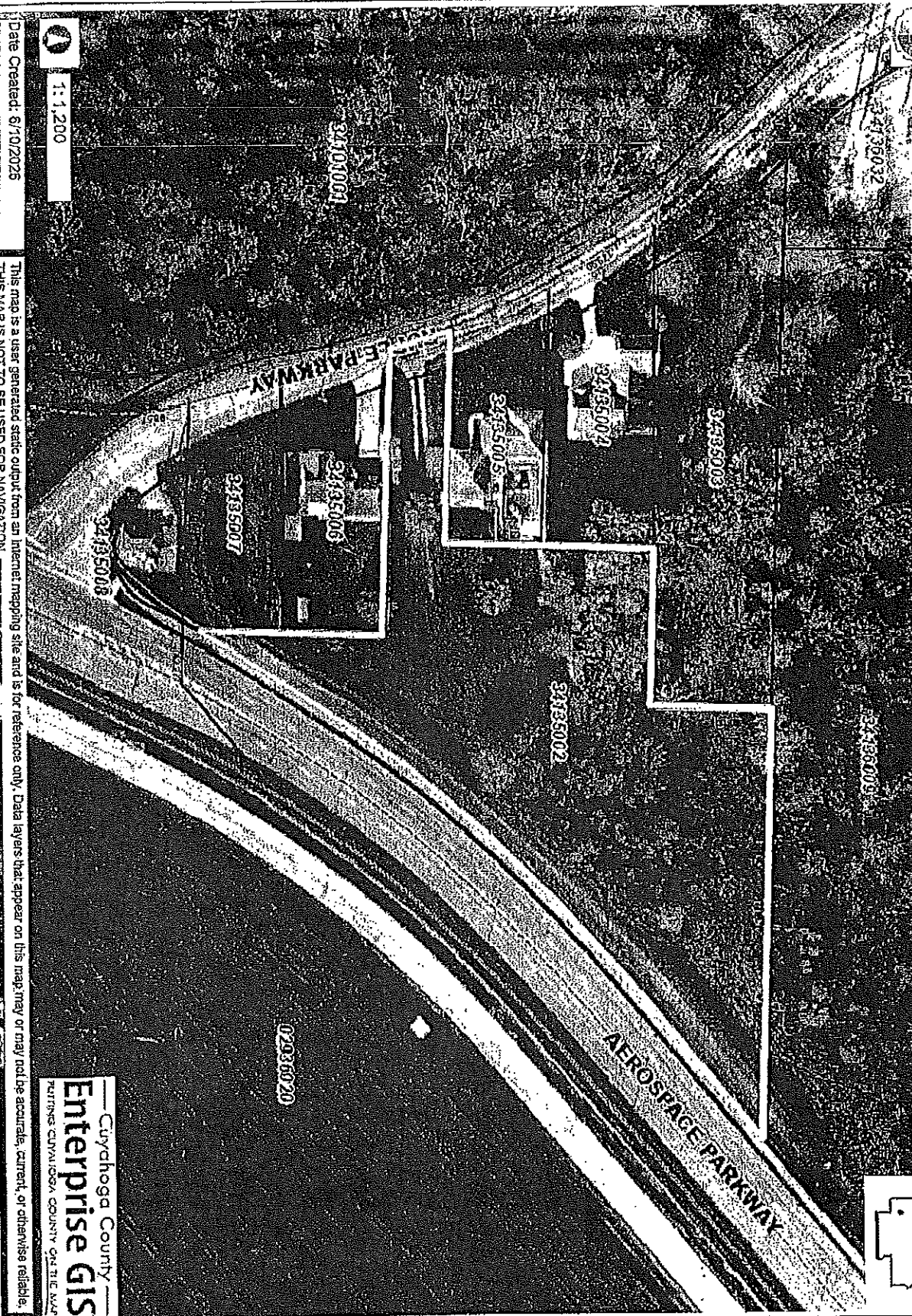
DEED
 IF THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON (P.P.N. 341-35-001) DO ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION OF THE SAID:
Stephen P. Patton
 DEED
 DATE _____ BY Stephen P. Patton
 DEED (PRINT NAME)

NOTARY
 STATE OF OHIO
 COUNTY OF CUYAHOGA
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED.
 IN WITNESS WHEREOF I HAVE HEREunto SET MY HAND AND OFFICIAL SEAL
 AT Brook Park, OHIO THIS 8th DAY OF June, 2016.
John J. Hoffmann
 NOTARY PUBLIC
 MY COMMISSION EXPIRES December 31, 2027

PLAT OF LOT SPLIT AND CONSOLIDATION
 P.P.N. 341-35-002, 341-35-005 AND 341-35-006
 CITY OF BROOK PARK



Cuyahoga County GIS Viewer



1:1,200

Date Created: 6/10/2026

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Cuyahoga County
Enterprise GIS
SERVING CUYAHOGA COUNTY ON THE MAP

PARCEL A
LOT SPLIT P.P.N. 341-35-002

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio, and known as being part of Original Olmsted Township Lot 35, Tract 6 and bounded and described as follows:

Beginning at a 1" iron pin monument found which bears 0.07', S.53°34'44"E. from the intersection of the centerline of Ruple Road, width varies, and the centerline of Aerospace Parkway, width varies, which are dedicated by Plat Volume 289, Page 96 thru Volume 290, Page 2 and Plat Volume 299, Page 98 thru Volume 301, Page 1 Cuyahoga County Map Records;

Thence N.26°23'28" E., 168.19' along the centerline of said Aerospace Parkway to a 1" iron pin monument found which bears 0.22', S.26°23'28"W. from a point of curvature therein;

Thence N.63°36'32" W., 45.00' to a 5/8" iron pin with cap set at an angle point in the westerly line of said Aerospace Parkway and being the **Principal Place of Beginning** of the parcel herein described:

Thence with the following eleven (11) courses:

- 1) S.26°23'28" W., 7.58' along the westerly line of said Aerospace Parkway to a 5/8" iron pin with cap set at its intersection with the easterly line of a parcel of land conveyed to the City of Brook Park by AFN 200508191143;
- 2) N.02°10'17" E., 73.98' along the easterly line of said parcel of land conveyed to the City of Brook Park to its intersection with the southerly line of a parcel of land conveyed to Sandra A. Lefevre & Marilyn A. Huff by AFN 200805010578 from which point a "Allison" iron pin found bears 0.13', S.02°08'48" W.;
- 3) N.02°07'25" E., 93.00' along the easterly line of said parcel of land conveyed to Sandra A. Lefevre & Marilyn A. Huff and its prolongation to a 5/8" iron pin with cap set;
- 4) N.87°52'35" W., 74.90' to a 5/8" iron pin with cap set;
- 5) N.02°07'25" E., 206.63' along the prolongation of and the easterly line of a parcel of land conveyed to Dennis P. & Gale J. Patten by Deed Volume 84-1060, Page 12 and the easterly line of a parcel of land conveyed to Scott H. Christensen by AFN 201801090342 to its intersection with the southerly line of a parcel of land conveyed to the City of Brook Park by AFN 200508191145 from which point a 3/4" iron pipe found bears 0.19', N.02°07'25" E., & 0.28', S.87°52'35" E.;

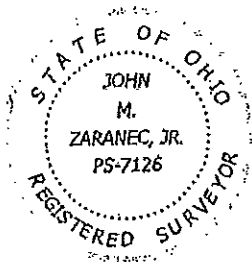
PARCEL A

- 6) S.87°52'35" E., 125.30' along the southerly line of said parcel of land conveyed to the City of Brook Park to the Southeast corner thereof from which point a 1/2" iron pin found bears 0.07', N.02°07'25" E., & 0.21', S.87°52'35" E.;
- 7) N.02°07'25" E., 100.00' along the easterly line of said parcel of land conveyed to the City of Brook Park to its intersection with the southerly line of a parcel of land conveyed to the City of Brook Park by AFN 199905121029 from which point a 1/2" iron pin found bears 0.25', N.02°07'25" E., & 0.32', S.87°52'35" E.;
- 8) S.87°52'35" E., 343.72' along the southerly line of said parcel of land conveyed to the City of Brook Park to a 5/8" iron pin with cap set at its intersection with the westerly line of said Aerospace Parkway;
- 9) S.50°01'23" W., 177.21' along the westerly line of said Aerospace Parkway to a 5/8" iron pin with cap set at a point of curvature therein;
- 10) Southwesterly 331.07' along the westerly line of said Aerospace Parkway being the arc of a circle deflecting to the left said curve having a Radius of 1057.34' and a Chord which bears S.41°03'10" W., 329.72' to a 5/8" iron pin with cap set at a point of tangency therein;
- 11) S.31°57'14" W., 105.35' along the westerly line of said Aerospace Parkway to the Principal Place of Beginning and containing 90086 square feet or 2.0681 acres of land.

The bearings used in this description are to an assumed meridian and are intended to indicate angles only.

The above described parcel being part of Auditor's Permanent Parcel No. 341-35-002.

This description was prepared by John M. Zaranec, Jr. P.S. 7126 and was based on a survey performed by the Euthenics, Inc. in September 2024.



John M. Zaranec, Jr. P.S. 7126

Date 09/03/2024

PARCEL B
PART OF P.P.N. 341-35-002 & ALL OF P.P.N. 341-35-005

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio, and known as being part of Original Olmsted Township Lot 35, Tract 6 and bounded and described as follows:

Beginning at a 1" iron pin monument found which bears 0.07', S.53°34'44"E. from the intersection of the centerline of Ruple Road, width varies, and the centerline of Aerospace Parkway, width varies, which are dedicated by Plat Volume 289, Page 96 thru Volume 290, Page 2 and Plat Volume 299, Page 98 thru Volume 301, Page 1 Cuyahoga County Map Records;

Thence N.26°23'28" E., 168.19' along the centerline of said Aerospace Parkway to a 1" iron pin monument found which bears 0.22', S.26°23'28"W. from a point of curvature therein;

Thence N.63°36'32" W., 45.00' to a 5/8" iron pin with cap set at an angle point in the westerly line of said Aerospace Parkway;

Thence S.26°23'28" W., 7.58' along the westerly line of said Aerospace Parkway to a 5/8" iron pin with cap set at its intersection with the easterly line of a parcel of land conveyed to the City of Brook Park by AFN 200508191143;

Thence N.02°10'17" E., 73.98' along the easterly line of said parcel of land conveyed to the City of Brook Park to its intersection with the southerly line of a parcel of land conveyed to Sandra A. Lefevre & Marilyn A. Huff by AFN 200805010578 from which point a "Allison" iron pin found bears 0.13', S.02°08'48" W.;

Thence N.02°07'25" E., 93.00' along the easterly line of said parcel of land conveyed to Sandra A. Lefevre & Marilyn A. Huff and its prolongation to a 5/8" iron pin with cap set;

Thence N.87°52'35" W., 74.90' to a 5/8" iron pin with cap set and being the **Principal Place of Beginning** of the parcel herein described;

Thence with the following five (5) courses:

- 1) N.87°52'35" W., 158.53' to its intersection with the centerline of Ruple Road, width varies, 127.26' passing over a 5/8" iron pin with cap set at its intersection with the easterly line of said Ruple Road;
- 2) N.14°17'29" W., 72.77' along the centerline of said Ruple Road to an angle point therein;
- 3) N.30°12'16" W., 55.42' along the centerline of said Ruple Road to its intersection with the southerly line of a parcel of land conveyed to Scott H. Christensen by AFN 201801090342;

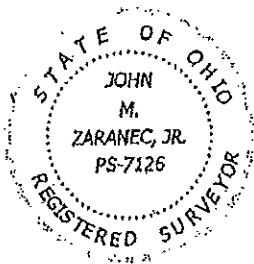
PARCEL B

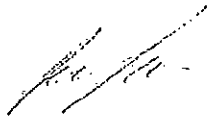
- 4) S.87°52'35" E., 208.73' along the southerly line of said parcel of land conveyed to Scott H. Christensen to its intersection with the westerly line of a parcel of land conveyed to the City of Brook Park by AFN 199905121030 from which point a 5/8" iron pin found bears 0.12', S.02°07'25" W., & 0.09', S.87°52'35" E., 35.50' passing over its intersection with the easterly line of said Ruple Road from which point a 5/8" iron pin found bears 0.43', S.87°52'35" E.;
- 5) S.02°07'25" W, 116.63' along the westerly line of said parcel of land conveyed to the City of Brook Park and its prolongation to the Principal Place of Beginning and containing 20864 square feet or 0.4790 acres of land.

The bearings used in this description are to an assumed meridian and are intended to indicate angles only.

The above described parcel being part of Auditor's Permanent Parcel No. 341-35-002 and all of Permanent Parcel No. 341-35-005.

This description was prepared by John M. Zaranec, Jr. P.S. 7126 and was based on a survey performed by the Euthenics, Inc. in September 2024.




John M. Zaranec, Jr. P.S. 7126

Date 09/03/2024

PARCEL C
PART OF P.P.N. 341-35-002 & ALL OF P.P.N. 341-35-006

Situated in the City of Brook Park, County of Cuyahoga and State of Ohio, and known as being part of Original Olmsted Township Lot 35, Tract 6 and bounded and described as follows:

Beginning at a 1" iron pin monument found which bears 0.07', S.53°34'44"E. from the intersection of the centerline of Ruple Road, width varies, and the centerline of Aerospace Parkway, width varies, which are dedicated by Plat Volume 289, Page 96 thru Volume 290, Page 2 and Plat Volume 299, Page 98 thru Volume 301, Page 1 Cuyahoga County Map Records;

Thence N.26°23'28" E., 168.19' along the centerline of said Aerospace Parkway to a 1" iron pin monument found which bears 0.22', S.26°23'28"W. from a point of curvature therein;

Thence N.63°36'32" W., 45.00' to a 5/8" iron pin with cap set at an angle point in the westerly line of said Aerospace Parkway

Thence S.26°23'28" W., 7.58' along the westerly line of said Aerospace Parkway to a 5/8" iron pin with cap set at its intersection with the easterly line of a parcel of land conveyed to the City of Brook Park by AFN 200508191143;

Thence N.02°10'17" E., 73.98' along the easterly line of said parcel of land conveyed to the City of Brook Park to the Northeast corner thereof from which point a "Allison" iron pin found bears 0.13', S.02°08'48" W. and being the **Principal Place of Beginning** of the parcel herein described:

Thence with the following six (6) courses:

- 1) N.87°52'35" W., 165.47' along the northerly line of said parcel of land conveyed to the City of Brook Park to its intersection with the easterly line of Ruple Road, width varies, from which point a "Ciuni" iron pin found bears 0.08', S.02°07'25" W., & 0.27', S.87°52'35" E.;
- 2) N.20°18'34" W., 85.00' along the easterly line of said Ruple Road to a 5/8" iron pin with cap set therein;
- 3) N.87°52'35" W., 31.27' to its intersection with the centerline of said Ruple Road;
- 4) N.14°17'29" W., 13.55' along the centerline of said Ruple Road to a point therein;
- 5) S.87°52'35" E., 233.43' to a 5/8" iron pin with cap set, 31.27' passing over a to a 5/8" iron pin with cap set at its intersection with the easterly line of said Ruple Road;

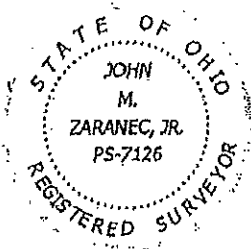
PARCEL C

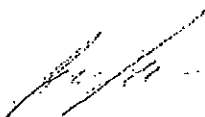
- 6) S.02°07'25" W, 93.00' along the prolongation of and the westerly line of a parcel of land conveyed to the City of Brook Park by AFN 199905121030 to the Principal Place of Beginning and containing 17568 square feet or 0.4033 acres of land.

The bearings used in this description are to an assumed meridian and are intended to indicate angles only.

The above described parcel being part of Auditor's Permanent Parcel No. 341-35-002 and all of Permanent Parcel No. 341-35-006.

This description was prepared by John M. Zaranec, Jr. P.S. 7126 and was based on a survey performed by the Euthenics, Inc. in September 2024.





John M. Zaranec, Jr. P.S. 7126

Date 09/03/2024



City of Brook Park
Fire Department

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

June 25, 2026

Board of Zoning Appeals and Planning Commission
City of Brook Park

INRE: 07/13/2026 Planning & Zoning Submittals

To Whom It May Concern,

The Fire Prevention office has no questions or concerns relating to this month's BZA & Planning Commission submittals.

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: June 26, 2026
SUBJECT: 0 Ruple (Lot Split-Consolidation) ~ Planning Commission
CC:

Mr. Monaco:

I have reviewed the Planning Commission Application (July 2026 Meeting) for the above referenced Lot Split and Consolidation and offer the following comments:

1. Plat has been pre-approved by the County.
2. Split/Consolidation will remedy a legacy driveway access issue for PPN 341-03-005.
3. No objections to the Lot Split and Consolidation.

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

EUTHENICS, INC.

Edward R. Piatak

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



City of Brook Park

Building Department

Planning Commission 7/13/26 Building Department Notes

0 Ruple Rd., parcel #'s 341-35-002, 341-35-005, and 341-35-006 - Summary of Request - The applicants are requesting approval to split-off the Ruple Rd. frontage to PPN 341-35-005 and PPN 341-35-006. Ord. 11.03 requires that all lot splits and/or consolidations go before the Planning Commission for approval.

Planning Commission 11.03

(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.