

CITY OF BROOK PARK, OHIO

RESOLUTION NO: 16-2026

INTRODUCED BY: COUNCIL AS A WHOLE

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

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO CONSTRUCT AND
OPERATE A BUSINESS WAREHOUSE AT 15300 BROOKPARK ROAD IN THE U7-C
ZONING DISTRICT, AND DECLARING AN EMERGENCY**

WHEREAS, the conditional use requested is to construct and operate a business warehouse located at 15300 Brookpark Road in the U7-C Zoning District; and

WHEREAS, the request for a conditional use permit was presented at a public hearing on July 13, 2026 to the Brook Park Planning Commission, which referred this matter to Council for approval; and

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 construct and operate a business warehouse located at 15300 Brookpark Road, Brook Park, Ohio, in the U7-C Zoning District, as shown by attached as Exhibit "A".

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.

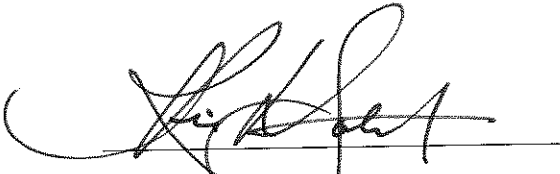
SECTION 3: This Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, and welfare of said City, and for the further purpose of granting a conditional use permit in a U7-C Zoning District to construct and operate a business warehouse, located at 15300 Brookpark Road; therefore provided that this

RECEIVED

AUG 26 2026

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: September 1, 2026


PRESIDENT OF COUNCIL

ATTEST: Carol Johnson
Clerk of Council

APPROVED: Edmund A. Curran
MAYOR

9/1/26
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 / Resolution

No. 16-2026
passed on the 1 day of September
20 26 by said council.

Carol Johnson
Clerk of Council

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


DIRECTOR OF LAW

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

MEMO

EXHIBIT

"A"

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:	July 14, 2026
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on July 13, 2026, regarding approval for a Conditional Use Permit. By vote of 6-0, the Planning Commission voted to approve a conditional use Permit, for the following:

- **REQUEST A CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A BUSINESS WAREHOUSE AT 15300 BROOKPARK ROAD | LOCATED IN THE U7-C ZONING DISTRICT | ORDINANCE 1121.40**

Property Owner/Agent: Terry Pawuk/Pawuk Realty LLC

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.

RECEIVED

JUL 14 2026

BROOK PARK CITY COUNCIL

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/AGENT:
Terry Pawuk/Pawuk Realty LLC

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:

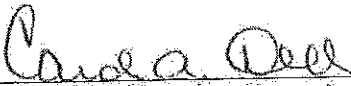
- **REQUEST A CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A BUSINESS WAREHOUSE AT 15300 BROOKPARK ROAD | LOCATED IN THE U7-C ZONING DISTRICT | ORDINANCE 1121.40**

Property Owner/Agent: Terry Pawuk/Pawuk Realty LLC

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

7-14-26
Date



CITY OF BROOK PARK

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

RECEIVED

JUN 17 2026

Email | buildingdept@cityofbrookpark.com
Office | 216.433.7412

2026 PLANNING COMMISSION APPLICATION

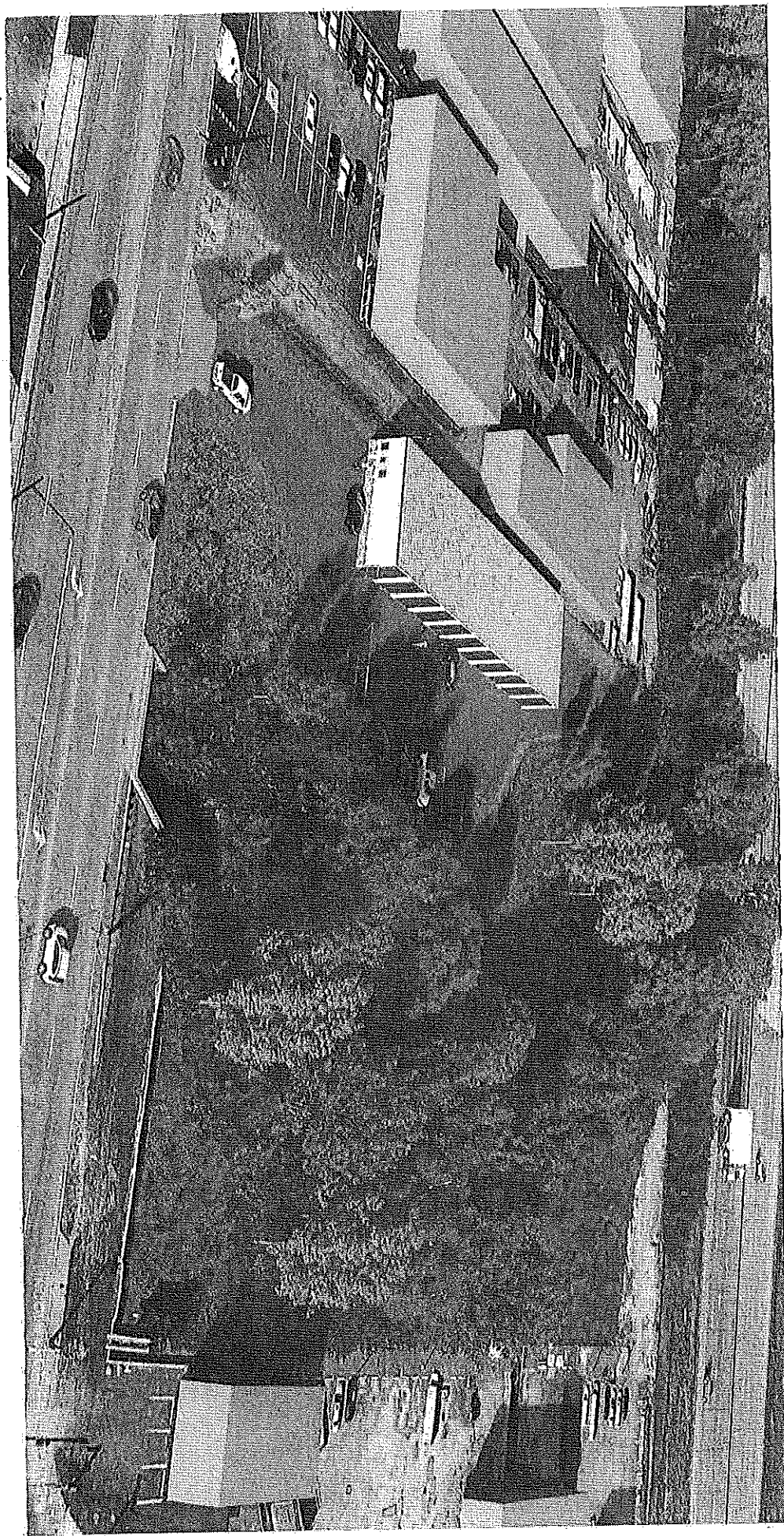
PROJECT ADDRESS	15300 Brookpark Rd	☐ RESIDENTIAL	☒ COMMERCIAL	☐ ZONE
PARCEL #	34435016	BUSINESS NAME (If Applicable)	Pawuk Realty	

PROPERTY OWNER NAME(S)	Terry Pawuk	Pawuk Realty LLC	☒ Will Attend Meeting	
Phone #	440 821-5644	Email	teerco2@msn.com	
Street Address	9425 Brookpark Rd	City	Parma	Zip 44129
AGENT/CONTACT PERSON NAME(S)	Same			☐ Will Attend Meeting
Phone #		Email		
Street Address		City		Zip

APPROVAL(S) REQUESTED	☐ Aesthetic / Project 2	☒ Conditional Use Permit 2	
	☐ Front Porch	☐ Billboard 1	☐ Telecommunication Tower 1
	☐ Re-Zone 3	☐ Lot Split 34	☐ Lot Consolidation 34
	☐ 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 project involves the ground up construction of a 10 unit multi-tenant warehouse facility to meet the needs of small enterprises and established companies.
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APPLICANT SIGNATURE		☒ Owner ☒ Agent	DATE	June 12, 2026
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CITY OF BROOK PARK, OHIO

RESOLUTION NO: 8-2021

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION GRANTING THE CONDITIONAL USE PERMIT TO OPERATE A
MINI WAREHOUSE/STORAGE UNIT FACILITY, AT 15300 BROOKPARK ROAD,
LOCATED IN THE U7-C DISTRICT, AND DECLARING AN EMERGENCY

WHEREAS, on May 3, 2021, the Planning Commission approved and referred to Council a request for a Conditional Use Permit to operate a warehouse/storage unit facility, with black ornamental fencing to be installed along Brook Park Road frontage as a condition at 15300 Brookpark Road located in the U7-C District.

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

SECTION 1: The Conditional Use Permit to operate a mini warehouse/storage unit facility at 15300 Brookpark Road, located in the U7-C District, with the condition that black ornamental fencing be installed along the Brook Park Road frontage, approved by the Planning Commission on May 3, 2021, 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 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 to approve this Conditional Use Permit; therefore, provided this ordinance 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: May 18, 2021

M. P. Mearns
PRESIDENT OF COUNCIL

ATTEST: Michelle Blazek
Clerk of Council

APPROVED: [Signature]
MAYOR

5/10/21
DATE

CERTIFICATE

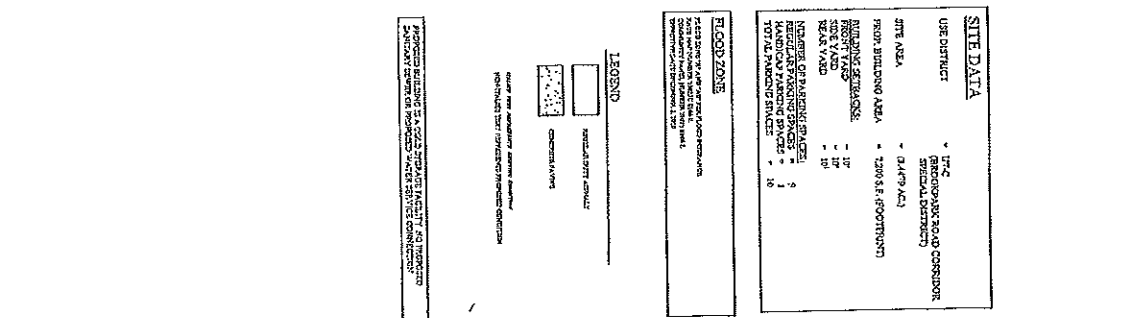
Michelle Blazek, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance Resolution No. 8-2021 passed on the 18th day of May 2021 by said council.
Michelle Blazek
Clerk of Council

I, Michelle Blazek, Clerk of Council for the City of Brook Park, State of Ohio, do hereby certify that there is no newspaper of general circulation in the municipality and that publication of the foregoing ordinance resolutions was made by posting true copies at five of the most public places in said municipality as determined by Ordinance No. 6874-1975: #2 Fire Station 23180 Maple Parkway, #3 Fire Station 17401 Holland Road, Brook Park Library 6165 Maple Road, for a period of fifteen days commencing May 24, 2021
Michelle Blazek
Clerk of Council

	Yea	Nay
Troyer	☒	☐
Menchel	☒	☐
Orcutt	☒	☐
Scott	☒	☐
Schmuck	☒	☐
Potendexter	☒	☐
Salvatore	☒	☐

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

[Signature]
DIRECTOR OF LAW



10F1
Project No. 2020-287

15300 BROOKPARK STORAGE
SITE IMPROVEMENTS
15300 BROOKPARK RD. BROOK PARK, OH

Issue Date
09-29-2020
10-01-2020

**PAWUK REALTY
LIMITED**
27705 SOUTHERIDGE DR
WESTLAKE, OHIO 44145

OWNER:

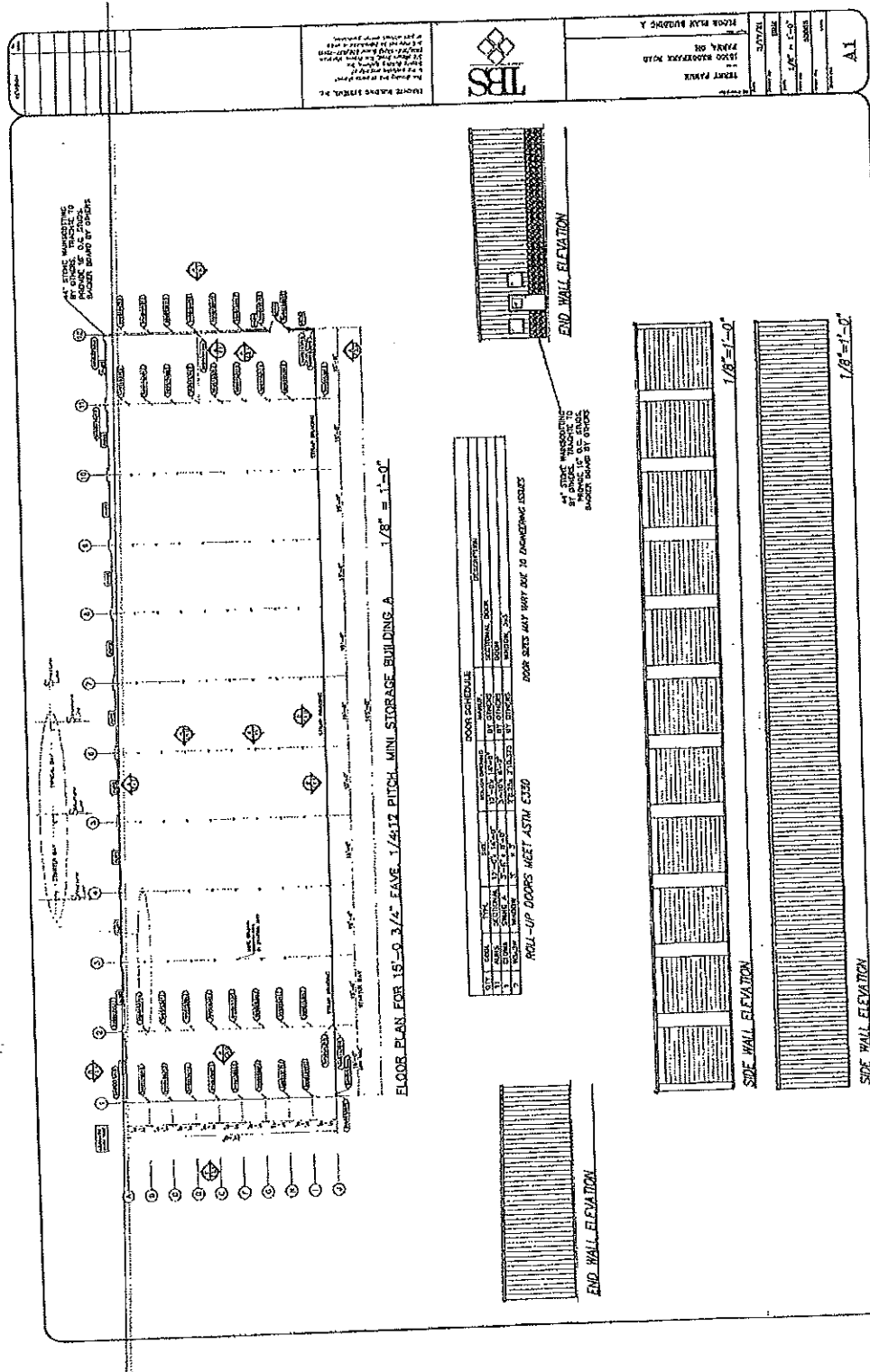
Reg. No.: 61709



PHYSICS
ENVIRONMENTAL

SERVICES

2355 Thompson Rd., Suite B
Bloomington, IL 61702
www.albertaengineer.ca/physics.html
235-262-2357
info@albertaengineer.ca

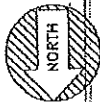


TBS

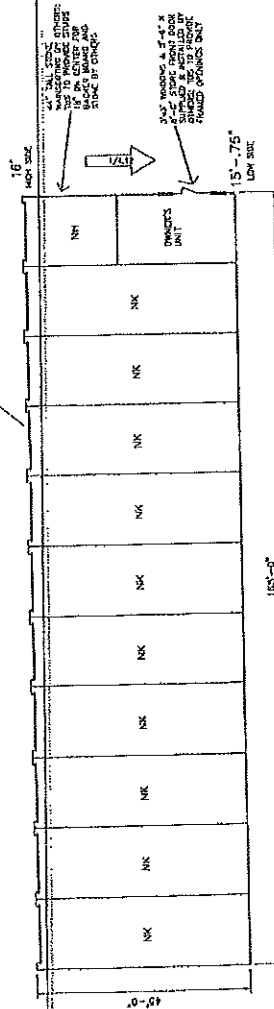
THORNTON BROS. & SONS, INC.
1000 BROADWAY, NEW YORK, N.Y.
212-691-1000

AL

1500 BROADWAY, NEW YORK, N.Y.
212-691-1000



SECTIONAL DOORS SUPPLIED AND INSTALLED BY
OTHERS: TBS TO PROVIDE FRAMED OPENINGS
ONLY



A - 45'-0" x 165'-0" x 15'-75" 1/4:12 PITCH LEAN-TO BUILDING SYSTEM

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
NH	15 x 20	1	8.3	300
Owner	15 x 25	1	8.3	375
NK	15 x 45	10	83.3	8750
TOTAL		12	100	7425

"NOTICE"

NO FABRICATION CAN BE SCHEDULED OR BEGUN
UNTIL "APPROVED" OR "APPROVED AS NOTED"
NOTES ARE RECEIVED BY TRACHTE BUILDING
SYSTEMS, INC.

COMPLETE THE FOLLOWING:

____ APPROVED - RELEASE FOR FABRICATION

____ APPROVED AS NOTED - RELEASE FOR FABRICATION

____ NOT APPROVED - RETIRE AND RESUBMIT

SIGNATURE _____

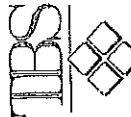
COMPANY _____

DATE _____

PAGE 1 of 1

** THE ABOVE PLAN MAY NOT REFLECT THE SPECIFICATIONS OF SECTION 903.2.9 OF THE 2012 OR 2015 IBC CODE
WHICH MAY REQUIRE 3 HOUR FIREWALLS EVERY 2500 SQFT OR MAY REQUIRE YOU TO SPRINKLE THE BUILDING.
*** TRACHTE RECOMMENDS ON USA ONLY THAT ALL PROJECTS REQUIRE A NUMBER OF UNITS BE ADA ACCESSIBLE IF
A CUSTOMER CHOOSES TO NOT CONFORM TRACHTE WILL NOT BE HELD ACCOUNTABLE.

TRACHTE BUILDING SYSTEMS, Inc.
This drawing and all parts thereof
is the exclusive property of
Trachte Building Systems, Inc.
Jie Hsuan Reel, Owner, 508/917-7899
(800) 250-2527
one may not be reproduced in whole
or part without written permission.



Job Description

Terry Powuk
15300 Brookpark Road
Brook Park, OH

Sheet No.

FLOOR PLAN

53885

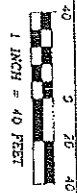
SALES ONLY

~~15300 BROOKPARK ROAD~~

M'steen

KNOWN AS BEING PART OF ORIGINAL RECORD# 105751533
SECTION NO. 2, NOW SITUATED IN THE

COUNTY OF CUYAHOGA -- STATE OF OHIO



25037

— 3 —
PINE LAKE
EDGE OF WILDER

6255

REDACTED - CR - MAX

ONE CALCULATED DISTANCE OR ANGLE
REQ. RECORD INSTANT OR ANGLE

50 FUGATE

WOM. WOMANLY

U.S. M.A. CURTIS COUNTY AND RECORDS
C.O.P. CURTIS COUNTY AFFID RECORDED

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 05°18'49" E	32.05'
L2	S 51°11'26" E	11.62'
L3	S 70°38'58" E	41.25'
L4	S 07°02'49" W	10.55'
L5	S 17°55'40" W	90.00'
L6	S 35°56'28" W	34.28'
L7	N 69°33'57" W	32.87'
L8	N 65°19'47" W	20.01'

POINT OF
COMMENCEMENT

PLACE OF
BEGINNING

BROOKPARK ROAD S.W. (S.R. 17) (60')

BROOKPARK ROAD S.W. (60')

Job No.: 21-225
Date: August 16, 2021
Drawn By: TEE
© 2021 McSteen & Associates, Inc.



Project No. 21-223
August 16, 2021

LEGAL DESCRIPTION
Stormwater Management Easement
15300 Brookpark Road
Brookpark, Ohio

Course No. 10: thence North $71^{\circ} 45' 48''$ West, 77.37 feet to a point;

Course No. 11: thence South $38^{\circ} 54' 36''$ West, 35.28 feet to a point;

Course No. 12: thence South $45^{\circ} 00' 06''$ West, 43.75 feet to a point;

Course No. 13: thence North $0^{\circ} 20' 49''$ East, 88.73 feet to a point;

Course No. 14: thence North $69^{\circ} 37' 57''$ West, 32.61 feet to a point;

Course No. 15: thence South $0^{\circ} 20' 49''$ West, 115.76 feet to a point;

Course No. 16: thence South $41^{\circ} 17' 31''$ West, 69.39 feet to a point;

Course No. 17: thence South $0^{\circ} 18' 58''$ West, 41.43 feet to a point on the northerly right-of-way of Brookpark Road;

Course No. 18: thence North $88^{\circ} 19' 47''$ West, along the northerly right-of-way of Brookpark Road, 20.01 feet to the PLACE OF BEGINNING, containing *0.255 acres*, more or less, but subject to all highways, covenants, and easements of legal record as prepared in August 2021 by *McSteen Land Surveyors* under Project No. 21-223.



Project No. 21-223
August 16, 2021

LEGAL DESCRIPTION
Stormwater Management Easement
15300 Brookpark Road
Brookpark, Ohio

Situated in the City of Brookpark, County of Cuyahoga, State of Ohio, being part of Original Rockport Township Section No. 2, and part of Cuyahoga County Auditor's Parcel Number 344-35-016, now or formerly owned by Pawuk Realty Limited, as recorded in AFN 201408010332 of Cuyahoga County Deed Records, and being more completely described as follows:

Commencing at the southwest corner of said Pawuk Realty Limited land, being on the northerly right-of-way line of Brookpark Road S.W. (State Route 17) (60 feet wide); thence South 88° 19' 47" East along the northerly right-of-way of Brookpark Road, 22.09 feet to a point and being the PLACE OF BEGINNING for the parcel herein described;

Course No. 1: thence North 0° 18' 58" East, 48.43 feet to a point;

Course No. 2: thence North 41° 17' 31" East, 69.40 feet to a point;

Course No. 3: thence North 0° 20' 49" East, 128.31 feet to a point;

Course No. 4: thence South 89° 37' 57" East, 64.66 feet to a point;

Course No. 5: thence South 51° 11' 36" East, 11.62 feet to a point;

Course No. 6: thence South 70° 26' 58" East, 41.25 feet to a point;

Course No. 7: thence South 0° 20' 49" West, 10.59 feet to a point;

Course No. 8: thence South 71° 45' 48" East, 75.98 feet to a point;

Course No. 9: thence South 17° 56' 49" West, 20.00 feet to a point;



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: 15300 Brookpark Road (Conditional Use Permit) – Planning Commission
CC:

Mr. Monaco:

I have reviewed the Planning Commission Application (July 2026 Meeting) for the above-mentioned request located at 15300 Brookpark Road and offer the following comments:

1. Zoning is not identified on the application.
2. Site Improvements are subject to revision based on review of detailed plans and code conformance.
3. No comments on Conditional Use Permit request.

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

15300 Brookpark Rd., parcel #344-35-016 - Summary of Request – The applicants are requesting a conditional use permit to construct and operate a business warehouse at the parcel listed above. The plans submitted do not give specifics to determine compliance with setbacks, rear yards, sideyards, or front yards. The plans submitted show 10 parking spots, the Brook Park Ordinances would require 12 spaces. The plans do not specify curbs on the parking lot, Brook Park Ordinances require minimum 6" curbs. The plans provided do not show brick facing on the building, the Brook Park Ordinances require that no commercial building shall be constructed unless all exterior walls visible from the street are completely faced with either brick conforming to ASTM standard C-21 (solid brick) or C-652 (hollow brick) or C-1088 (thin brick), natural stone, architectural concrete masonry units (CMU), approved concrete panels or an approved masonry, the color and design approved of by the Planning Commission.

1121.40 U-7 BROOKPARK ROAD CORRIDOR SPECIAL DISTRICT AND U-7AE ADULT ENTERTAINMENT SUB-DISTRICT.

(e) Permitted Uses. Buildings and land shall be used, and buildings shall be designed, erected, altered or maintained, in whole or in part, in the U-7 Special District only, for uses specifically permitted in the U-7 Special District, as set forth in the following schedule and regulations:

(2) Conditional uses. Conditional uses are those uses that have some special impact or uniqueness such that their effect on the public health, safety, convenience, comfort, prosperity and general welfare in the City of Brook Park cannot be determined in advance.

The U-7 Special District has been divided into zones that are designed to guide uses with like impacts into concentrated areas. These zones are:

- Zone A: Transportation
- Zone B: Light Industry/Commercial
- Zone C: Automotive Services
- Zone D: Highway Oriented