

P/C
CA Prior 8-23-22
1st R 9-6-22
2nd R _____
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

RESOLUTION NO: 22-2022

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION

APPROVING THE PROPOSED LOT SPLIT FOR 18300 SNOW ROAD PPN: 342-18-004 TO CREATE NEW PARCEL 'A' AND PARCEL 'B', LOCATED IN THE U-A ZONE, AND DECLARING AN EMERGENCY

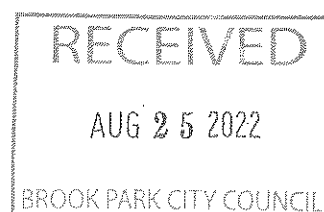
WHEREAS, on August 1, 2022 the Planning Commission approved and referred to Council a request for the proposed lot split for 18300 Snow Road, ppn: 342-18-004 to create new Parcel "A" and Parcel "B", located in the U5-A Zone.

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. 342-18-004; this Resolution shall take effect and be in force immediately from and after its passage and approval by the Mayor.



PASSED:

September 6, 2022

M.P. Venkio
PRESIDENT OF COUNCIL

ATTEST:

Carol Johnson
Clerk of Council

APPROVED:

Ed A. Smith
MAYOR

9-6-22

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. 22-2022

passed on the 10 day of September
20 22 by said council.

Carol Johnson
Clerk of Council

I, Carol Johnson, 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 ordinances/resolutions was made by posting true copies at five of the most public places in said municipality as determined by Ordinance No. 4838-1975; location City Hall 6161 Engle Road, Police Station 17401 Holland Road, #2 Fire Station 22530 Ruple Parkway, #3 Fire Station 17401 Holland Road, Brook Park Library 6165 Engle Road, for a period of fifteen days.

commencing

September 7, 2022

Carol Johnson
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"/>
Coyne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Polindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Salvatore	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

[Signature]
DIRECTOR OF LAW



MEMO

CITY OF BROOK PARK -- BUILDING DEPARTMENT

5590 Smith Road • Brook Park • Ohio • 44142

Phone: (216) 433-7412 • Fax: (216) 433-4117



TO: Carol Johnson, Clerk of Council

CC: Mayor Orcutt
Carol Horvath, Law Director
mvecchio@cityofbrookpark.com
troyerward1@att.net
jamesmencini@yahoo.com
sroberts@cityofbrookpark.com
rscott@cityofbrookpark.com
ncoyne@cityofbrookpark.com
bpoindexter@cityofbrookpark.com
brookparksalvatore@gmail.com

FROM: Carol Dell, Planning Commission Secretary

DATE: August 3, 2022

RE: Planning Commission Recommendation

The Brook Park Planning Commission met on August 1, 2022 regarding PPN: 342-18-004. By a vote of 5/5, the Planning Commission voted to recommend approval of the proposed lot split plat for the following:

Request approval of the proposed lot split for 18300 Snow Road PPN: 342-18-004 to create new Parcel "A" and Parcel "B" | Located in U5-A Zone
Applicant: DROP BP I, LLC Kevin DiGeronimo -- Independence Construction

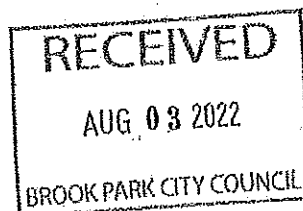
The Planning Commission herein submits its recommendation to City Council that they, by Resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.

See Attached Engineer's Comments & 2022 Planning Commission Application, including the lot split plat and legal description.

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

AGENT INFORMATION:

Kevin DiGeronimo
Independence Construction
6400 E. Schaaf Road, Independence, OH 44131
E-Mail: kevindig@indexc.com
Office 216/524-1700
mmontecalvo@digeronimocompanies.com
tsciano@dbohning.com



Thank you,

Carol Dell

Secretary, City of Brook Park Planning Commission
Building Department
Office: 216/433-7412
E-Mail: cdell@cityofbrookpark.com

AUG 04 2022

MEMO

TO: Neal Dorenkott, Building Commissioner
FROM: Edward R. Piatak, P.E., Consulting City Engineer
DATE: August 3, 2022 (July 22, 2022)
SUBJECT: 18300 Snow Road -Forward Innovation Center - Lot Split
CC:

Mr. Dorenkott:

I have reviewed the August Planning Commission Application for the above reference Project and offer the following comments:

1. Confirm the Plat has been reviewed/approved by the County.
2. It was assumed the "ALTA" and "Proposed Lot Split" drawings that were included in the Planning Commission Application Packet were for informational purposes only and are not to be included in the final Plat drawing(s) that will be recorded at the County.

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

F:\Jobs\107\Misc-Plans\2022 Plan Reviews\01 Planning Commission\08 August\18300 Snow Road - Lot Split\Dorenkott Memo 08 03 2022.docx



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

www.cityofbrookpark.com/building-department
Office 216.433.7412

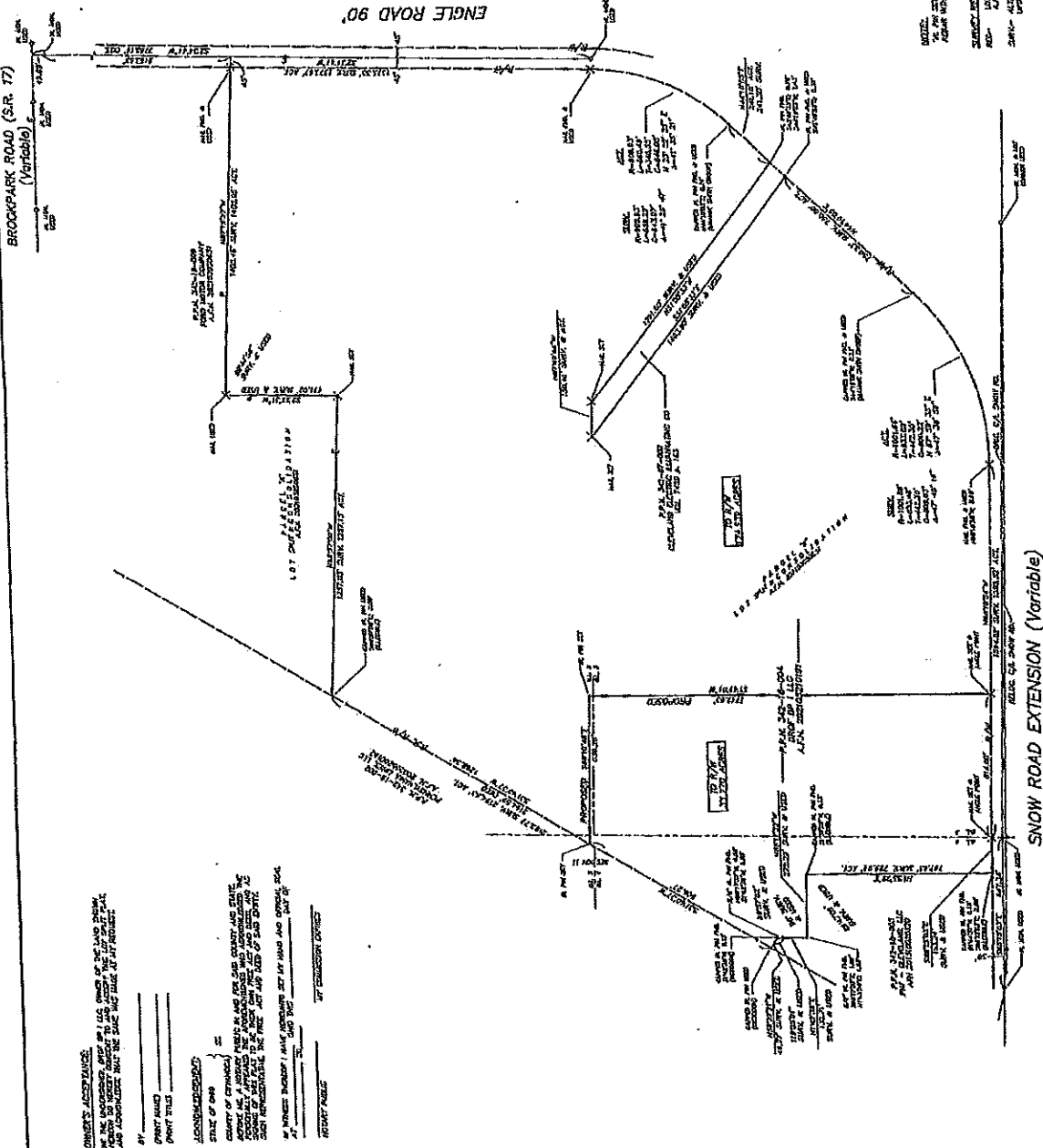
2022 PLANNING COMMISSION APPLICATION

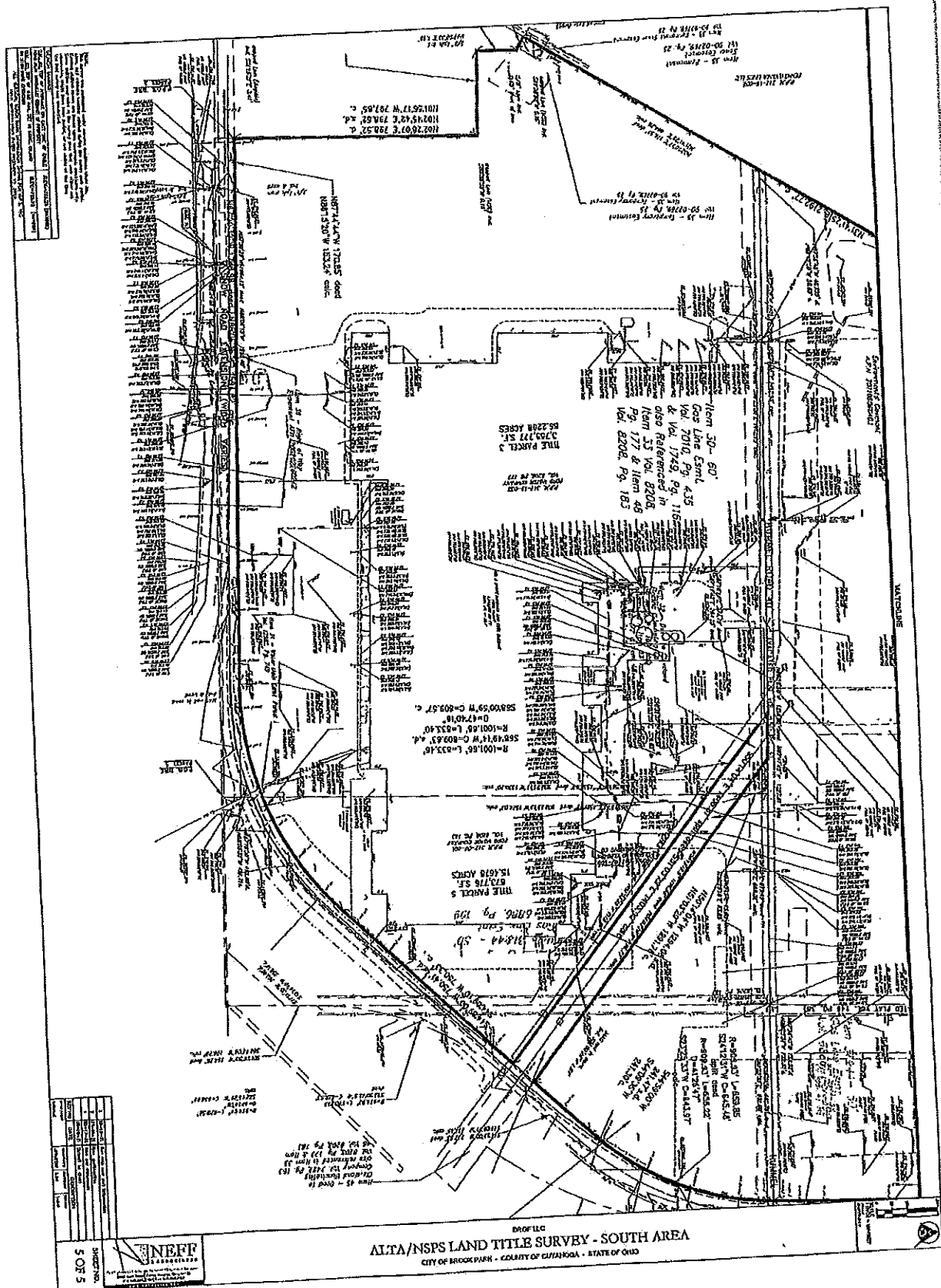
PROJECT ADDRESS	18300 Snow Road	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	ZONE	U5A & U5B
PARCEL #	342-18-004	BUSINESS NAME (If Applicable)	N/A	

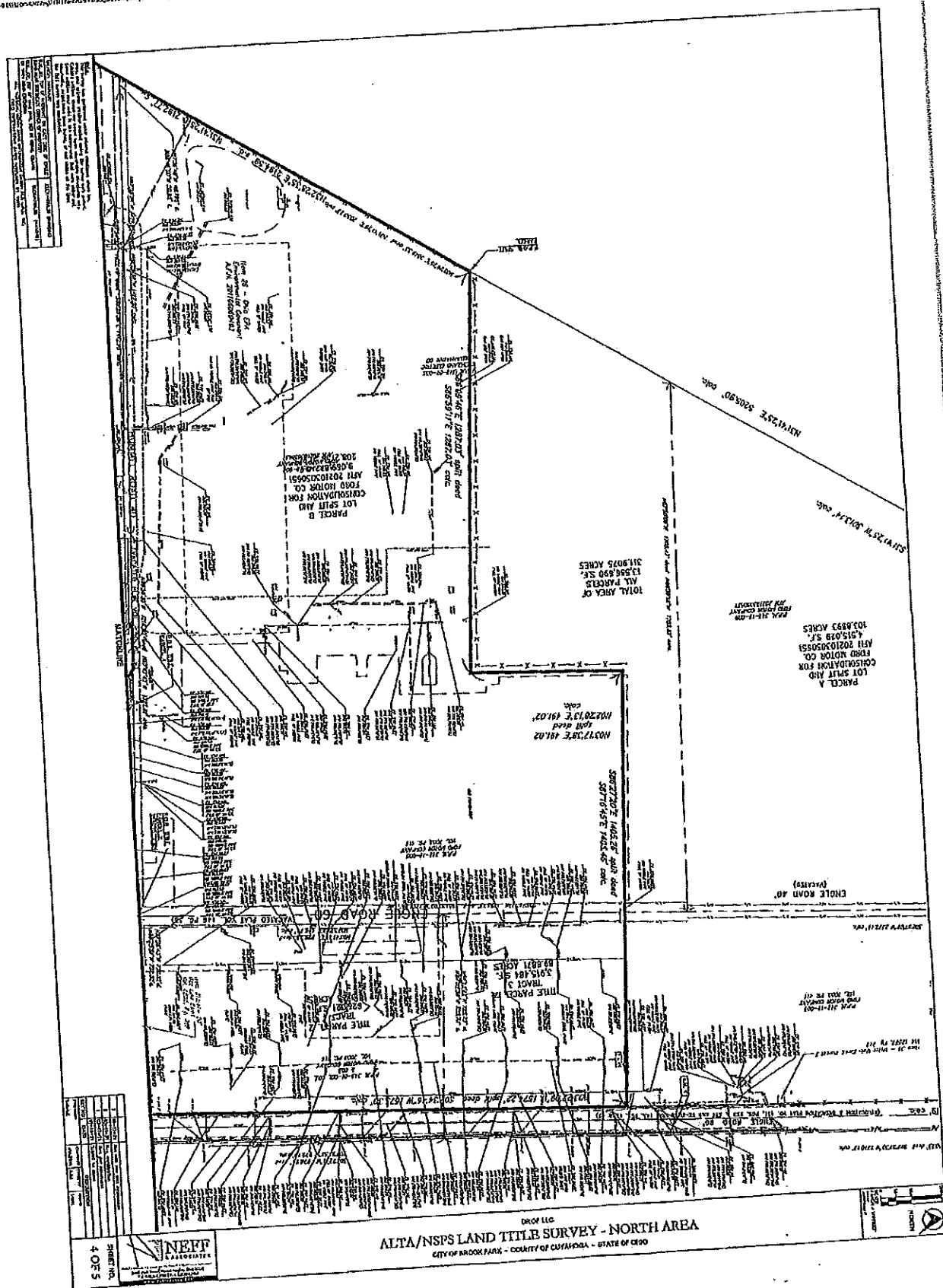
PROPERTY OWNER NAME(S)	DROF BP I LLC			<input type="checkbox"/> Will Attend Meeting	
Phone #	216-524-1700	Email	mmontecalvo@digeronimocompanies.com		
Street Address	4760 Richmond Road, Suite 200	City	Cleveland	Zip	44128
AGENT/CONTACT PERSON NAME(S)	Kevin DiGeronimo / Independence Construction			<input type="checkbox"/> Will Attend Meeting	
Phone #	216-524-1700	Email	kevindig@indexo.com mmontecalvo@digeronimocompanies.com tsclano@dbahning.com		
Street Address	6400 E. Schaaf Road	City	Independence	Zip	44131

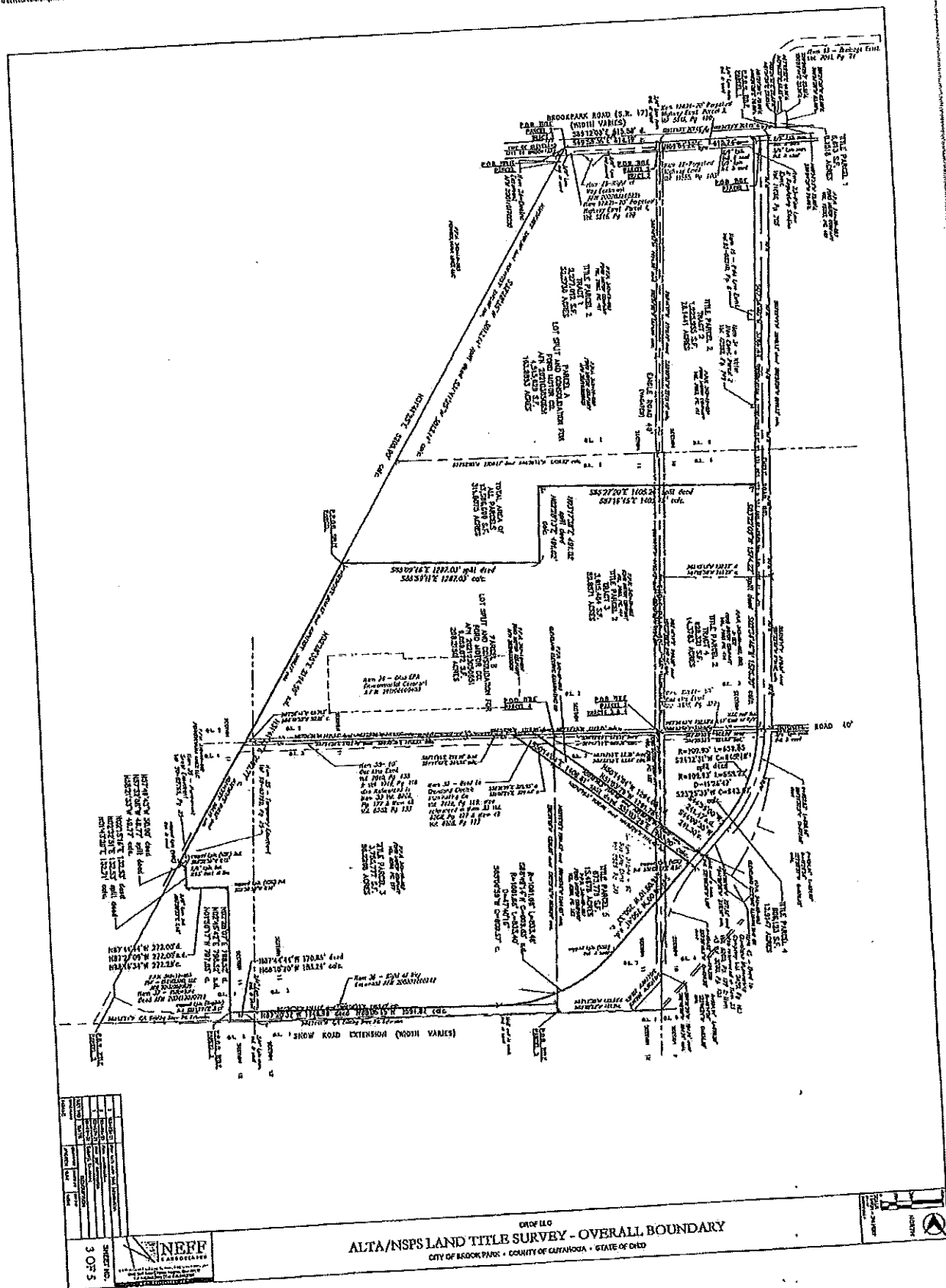
APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project ²	<input type="checkbox"/> Conditional Use Permit ²	
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard ¹	<input type="checkbox"/> Telecommunication Tower ¹
	<input type="checkbox"/> Re-Zone ³	<input checked="" type="checkbox"/> Lot Split ^{3,4}	<input type="checkbox"/> Lot Consolidation ^{3,4}
	<input type="checkbox"/> Other:		
<p>¹ Provide Construction Drawings and/or Structural calculations ² Provide Detailed Business Plan ³ Provide Legal Description ⁴ Provide Lot Split / Consolidation Plat and Mylar</p>			
SUMMARY OF REQUEST	The property owner is requesting authorization of the attached Lot Split for the former Ford Cleveland Engine Plant No. 2 and Cleveland Casting Plant.		

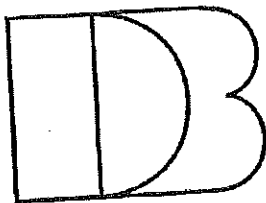
APPLICANT SIGNATURE		<input type="checkbox"/> Owner <input type="checkbox"/> Agent	DATE	6/22/2022
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[illegible]









**Donald Bohning
& Associates**

7979 Hub Parkway
Valley View, Ohio 44125

T 216.642.1130
F 216.642.1132

Parcel "B-1"
174.9392 Acres
DGB 5244-51

July, 2022

Legal Description

Situated in the City of Brook Park, County of Cuyahoga, and State of Ohio, and known as being part of Parcel "B" in a Lot Split and Consolidation of part of Original Middleburgh Township Lot Nos. 4, 5, and 6 in Section 10 and Lot Nos. 2, 3, 4, 5 and 6 in Section 11, as recorded in A.F.N. 202103050651 of Cuyahoga County Records, and bounded and described as follows:

Beginning at an iron monument found in the original centerline of Snow Road Extension, at its intersection with the easterly line of said Original Middleburgh Township Lot No. 4;

Thence North 1 degrees 17 minutes 45 seconds West, 50.00 feet to a nail set at an angle point in the northerly line of Snow Road Extension, variable width;

Thence South 88 degrees 15 minutes 03 seconds East along the northerly line of Snow Road Extension, 614.00 feet to a nail set, and the principal place of beginning of the parcel herein described;

Thence North 1 degree 49 minutes 04 seconds East, 1742.63 feet to an iron pin set;

Thence North 88 degrees 10 minutes 46 seconds West, 630.26 feet to an iron pin set at its intersection with the southeasterly right-of-way conveyed to Pennsylvania Lines, LLC by deed recorded as A.F.N. 200208200162 of Cuyahoga County Records;

Thence North 31 degrees 40 minutes 37 seconds East along the southeasterly right-of-way of said land conveyed to Pennsylvania Lines, LLC, 1288.36 feet to a point in the southwesterly corner of Parcel "A" in said Lot Split & Consolidation, and from which point a capped iron pin (illegible) found bears South 86 degrees 57 minutes 00 seconds East, 2.00 feet;

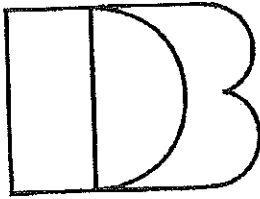
Thence South 86 degrees 57 minutes 00 seconds East along the southerly of said Parcel "A", 1287.15 feet to a nail set at an angle point, therein;

Thence North 2 degrees 29 minutes 31 seconds East along the southerly line of said Parcel "A", 491.02 feet to a nail found at an angle point, therein;

Thence South 87 degrees 15 minutes 27 second East along the southerly line of said Parcel "A", 1405.05 feet to a nail found in the westerly line of Engle Road, 90 feet wide;

Thence South 2 degrees 34 minutes 44 seconds West along the westerly line of Engle Road, 1573.67 feet to a nail found at a point of curvature;

Thence southwesterly along the curved westerly line of Engle Road, being the arc of a curve deflecting to the right, 660.49 feet to a point of tangency, said arc having a radius of 909.93 feet, a central angle of 41 degrees 35 minutes 21 seconds, and a chord which bears South 23 degrees 22 minutes 25 seconds West, 646.08 feet and from which point a capped iron pin (Mannik Smith Group) found bears North 44 degrees 10 minutes 05 seconds East, 0.24 feet;



**Donald Bohning
& Associates**

7979 Hub Parkway
Valley View, Ohio 44125

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Parcel "B-1"
174.9392 Acres
DGB 5244-51

Thence South 44 degrees 10 minutes 05 seconds West along the northwesterly line of Engle Road, 241.18 feet to its intersection with the northeasterly line of a parcel of land conveyed to Cleveland Electric Illuminating Company by deed recorded in Vol 7429, Page 163 of Cuyahoga County Records, and from which point an iron pin found bears South 45 degrees 49 minutes 55 seconds East, 0.76 feet; South 44 degrees 10 minutes 05 seconds West, 1.45 feet;

Thence North 51 degrees 05 minutes 33 seconds West along the northeasterly line of said land conveyed to Cleveland Electric Illuminating Company, 1291.60 feet to a nail set in the northeasterly corner, thereof;

Thence North 87 degrees 49 minutes 46 seconds West along the northerly line of said land conveyed to Cleveland Electric Illuminating Company, 150.46 feet to a nail set in the southwesterly corner, thereof;

Thence South 51 degrees 05 minutes 33 seconds East along the southwesterly line of said land conveyed to Cleveland Electric Illuminating Company, 1403.90 feet to a point in the northwesterly line of Engle Road, and from which an iron pin found bears South 45 degrees 49 minutes 55 seconds East, 0.38 feet;

Thence South 44 degrees 10 minutes 05 seconds West along the northwesterly line of Engle Road, 750.00 feet to a point of curvature and from which point a capped iron pin (Mannik Smith Group) found bears South 44 degrees 10 minutes 05 seconds East, 0.23 feet;

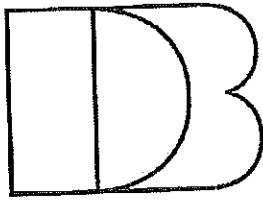
Thence southwesterly along the curved northerly line of Engle Road, being the arc of a curve deflecting to the right, 833.02 feet to a point of tangency, said arc having a radius of 1001.66 feet, a central angle of 47 degrees 38 minutes 59 seconds, and a chord which bears South 67 degrees 59 minutes 35 seconds West, 809.22 feet and from which point a nail found bears North 88 degrees 10 minutes 56 seconds West, 0.60 feet;

Thence North 88 degrees 10 minutes 56 seconds West, along the northerly line of Snow Road Extension, 981.52 feet to the principal place of beginning, and containing 174.9392 acres of land as described by Donald G. Bohning & Associates, Inc. in July, 2022.

Michael A. Ackerman

Registered Surveyor No. 8196

m:\adcadd\p\5000-5499\5244-51\documents\legals\parcel b-1 174.939 acres_july 2022.doc



**Donald Bohning
& Associates**

7979 Hub Parkway
Valley View, Ohio 44125

T 216.642.1130
F 216.642.1132

Parcel "B-2"
33.2696 Acres
DGB 5244-51

July, 2022

Legal Description

Situated in the City of Brook Park, County of Cuyahoga, and State of Ohio, and known as being part of Parcel "B" in a Lot Split and Consolidation of part of Original Middleburgh Township Lot Nos. 2, 3, 4 and 5, Section 11, as recorded in A.F.N. 202103050651 of Cuyahoga County Records, and bounded and described as follows:

Beginning at an iron monument found in the original centerline of Snow Road Extension, at its intersection with the easterly line of said Original Middleburgh Township Lot No. 4;

Thence North 1 degrees 17 minutes 45 seconds West, 50.00 feet to a nail set at an angle point in the northerly line of Snow Road Extension, variable width, and the principal place of beginning of the parcel herein described;

Thence North 88 degrees 15 minutes 03 seconds West along the northerly line of Snow Road Extension, 153.24 feet to a point at its intersection with the westerly line of said Parcel "B", being also the easterly line of a parcel of land conveyed to PNF-Cleveland, LLC by deed recorded as A.F.N. 201510020620 of Cuyahoga County Records, and from which point a capped iron pin (illegible) found bears South 1 degree 44 minutes 57 seconds West, 0.15 feet; South 88 degrees 15 minutes 03 seconds East, 2.60 feet;

Thence North 1 degree 55 minutes 29 seconds East along the westerly line of said Parcel "B" 799.94 feet to an angle point, therein, and from which point a capped iron pin (illegible) found bears South 1 degree 55 minutes 29 seconds West, 0.13 feet;

Thence North 88 degrees 17 minutes 22 seconds West along the westerly line of said Parcel "B", 272.29 feet to an angle point, therein, and from which point a 5/8" iron pin found bears North 88 degrees 17 minutes 22 seconds West, 1.05 feet; South 1 degree 42 minutes 38 seconds West, 1.55 feet;

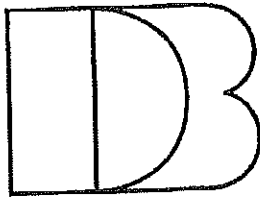
Thence North 1 degree 42 minutes 38 seconds East along the westerly line of said Parcel "B" 132.71 feet to an angle point, therein, and from which point a capped iron pin (Octagon) found bears South 1 degree 42 minutes 38 seconds West, 0.15 feet, and a 5/8" iron pin found bears North 88 degrees 17 minutes 22 seconds West, 0.58 feet; South 1 degree 42 minutes 38 seconds West, 9.05 feet;

Thence North 58 degrees 22 minutes 21 seconds West along the westerly line of said Parcel "B", 49.77 feet to a capped iron pin (Octagon) found at its intersection with the southeasterly right-of-way conveyed to Pennsylvania Lines, LLC by deed recorded as A.F.N. 200208200162 of Cuyahoga County Records;

Thence North 31 degrees 40 minutes 37 seconds East along said southeasterly right-of-way, 906.27 feet to an iron pin set;

Thence South 88 degrees 10 minutes 46 seconds East, 630.26 feet to an iron pin set;

Thence South 1 degree 49 minutes 04 seconds West, 1742.63 feet to a nail set in the northerly line of Snow Road Extension;



**Donald Bohning
& Associates**

7979 Hub Parkway
Valley View, Ohio 44126

T 216.642.1130
F 216.642.1132

Parcel "B-2"
33.2696 Acres
DGB 5244-51

Thence North 88 degrees 10 minutes 56 seconds West along the northerly line of Snow Road Extension, 614.00 feet to the principal place of beginning and containing 33.2696 acres of land as described by Donald G. Bohning & Associates, Inc. In July, 2022.

Michael A. Ackerman
Registered Surveyor No. 8196

m:\adcadd\p\5000-5499\5244-51\documents\legals\parcel b-2 -33.2696 acres_july 2022.doc

COMMENT(S):
 - CONFIRM PLAT HAS BEEN REVIEWED/APPROVED BY THE COUNTY.
 - ASSUME ALTA AND "PROPOSED LOT SPLIT" DRAWINGS ARE FOR
 INFORMATIONAL PURPOSES ONLY.
 ERP - 07 22 2022



CITY OF BROOK PARK

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

www.cityofbrookpark.com/building-department
 Office 216.433.7412

2022 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	18300 Snow Road	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	ZONE	U5A & U5B
PARCEL #	342-18-004	BUSINESS NAME (If Applicable)	N/A	

PROPERTY OWNER NAME(S)	DROF BP I LLC			<input type="checkbox"/> Will Attend Meeting
Phone #	216-524-1700	Email	mmontecalvo@digeronimocompanies.com	
Street Address	4760 Richmond Road, Suite 200	City	Cleveland	Zip 44128
AGENT/CONTACT PERSON NAME(S)	Kevin DiGeronimo / Independence Construction			<input type="checkbox"/> Will Attend Meeting
Phone #	216-524-1700	Email	kevin.dig@indco.com mmontecalvo@digeronimocompanies.com lsclhno@dbohling.com	
Street Address	8400 E. Schaefer Road	City	Independence	Zip 44131

APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project ² <input type="checkbox"/> Conditional Use Permit ² <input type="checkbox"/> Front Porch <input type="checkbox"/> Billboard ¹ <input type="checkbox"/> Telecommunication Tower ¹ <input type="checkbox"/> Re-Zone ³ <input checked="" type="checkbox"/> Lot Split ^{3,4} <input type="checkbox"/> Lot Consolidation ^{3,4} <input type="checkbox"/> Other:		
	¹ Provide Construction Drawings and/or Structural calculations ² Provide Detailed Business Plan ³ Provide Legal Description ⁴ Provide Lot Split / Consolidation Plat and Mylar		
SUMMARY OF REQUEST	The property owner is requesting authorization of the attached Lot Split for the former Ford Cleveland Engine Plant No. 2 and Cleveland Casting Plant.		

APPLICANT SIGNATURE		<input type="checkbox"/> Owner <input type="checkbox"/> Agent	DATE	6/22/2022
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