

CITY OF BROOK PARK, OHIO

P/C	
CA	
1st R	10/21/25
2nd R	
3rd R	
B/C	

Resolution No. 23-2025

Introduced By: COUNCIL AS A WHOLE

**A RESOLUTION
 APPROVING A LOT CONSOLIDATION AT 13955 BROOKPARK ROAD, LOCATED
 IN THE U7 ZONING DISTRICT,
 AND DECLARING AN EMERGENCY**

WHEREAS, JBLC Real Estate, LLC has filed an application for a lot consolidation with the Brook Park Planning Commission; and

WHEREAS, the request was for a lot consolidation at 13955 Brookpark Road, located in the U7 zoning district; and

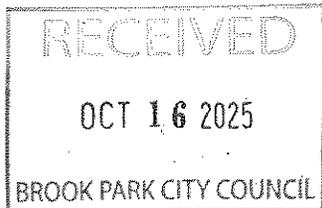
WHEREAS, the request for the lot consolidation was presented at a public hearing on October 6, 2025, to the Brook Park Planning Commission, which referred this matter to Council.

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 lot consolidation requested is appropriate in the location for which it is proposed and approves a lot consolidation to JBLC Real Estate. LLC, located at 13955 Brookpark Road, Brook Park, Ohio, and further described in 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 approving a lot consolidation; 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:

November 5, 2025

[Signature]
PRESIDENT OF COUNCIL

ATTEST:

Carol Johnson
Clerk of Council

APPROVED:

[Signature]
MAYOR

11/6/25
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. 23-2025 passed on the 5 day of November 20 25 by said council.

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"/>
McCorkle	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dufour	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

[Signature]
DIRECTOR OF LAW



September 25, 2025

Board of Zoning and Planning Commission
City of Brook Park

INRE: 10/06/2025 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

MEMO

TO: Jason Monaco, Building Commissioner

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

DATE: September 26, 2025

SUBJECT: 13955 Brookpark Road (Lot Consolidation) – Planning Commission

CC:

Mr. Monaco:

I have reviewed the Planning Commission Application (October 2025 Meeting) for the above referenced project located at 13955 Brookpark Road and offer the following comments:

1. Verify the Plat has been pre-approved by the County.
2. Zoning: U7-D
3. Min Width = 110' at building line (1121.40(f)(1)(A)).
4. Min. Lot size = 0.50 Ac. (1121.40(f)(1)(B)).
5. No objections to the Lot Consolidation.

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

EUTHENICS, INC.



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



Building Department Notes Planning Commission meeting 10-6-25

13955 Brookpark Rd., Parcel# 344-06-029/344-06-030 - summary of request - The applicants are requesting a lot consolidation for the parcels above. The applicants are proposing to consolidate Parcel "A" and Parcel "B" to create a 56,769 sf. Parcel "A-1" Ord. 11.03 requires that lot consolidations go to the 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.

MEMO

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com troyerbpcouncil@gmail.com jamesmencini@yahoo.com sroberts@cityofbrookpark.com rscott@cityofbrookpark.com tdufour@cityofbrookpark.com bpoindexter@cityofbrookpark.com dmccorkle@cityofbrookpark.com w/out Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	October 8, 2025
RE:	Planning Commission Recommendation

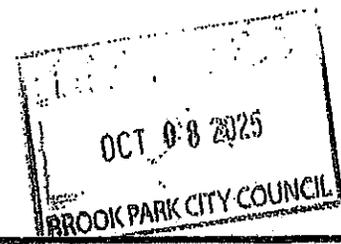
The Brook Park Planning Commission met on October 6, 2025, regarding approval for a rezone. By vote of 6-0, the Planning Commission voted to recommend approval for a lot consolidation, for the following:

- REQUEST FOR A LOT CONSOLIDATION AT 13955 BROOKPARK ROAD | LOCATED IN THE U7 ZONING 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.

See attached Engineer, Building Commissioner and Fire Prevention Officer's comments, and the 2025 Planning Commission Application.

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



PAGE 2
OCTOBER 8, 2025

AGENT:

Larry Villines (lvillines@driveclassic.com)
8470 Tyler Boulevard
Mentor, Ohio 44060

PROPERTY OWNER:

JBLC Real Estate, LLC (ehodgkinson@driveclassic.com)
8470 Tyler Boulevard
Mentor, Ohio 44060

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 October 6, 2025, regarding approval for a lot consolidation. By a vote of 6-0, the Planning Commission voted to recommend approval for a lot consolidation for the following:

- **REQUEST FOR A LOT CONSOLIDATION AT 13955 BROOKPARK ROAD | LOCATED IN THE U7 ZONING 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.

Craig A. Dell
Secretary, Planning Commission

10-8-25
Date



CITY OF BROOK PARK
 BUILDING DEPARTMENT | 6590 Smith Road | Brook Park | Ohio | 44142

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

Se: 1 0 2025

2025 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	13955 Brook Park	<input type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> COMMERCIAL	ZONE	U-7
PARCEL #	344-06-029/344-06-030	BUSINESS NAME <i>(If Applicable)</i>		Classic Mazda	

PROPERTY OWNER NAME(S)	JBLC Real Estate, LLC			<input checked="" type="checkbox"/> Will Attend Meeting	
Phone #	440-205-6240	Email	ehodgkinson@driveclassic.com		
Street Address	8470 Tylor Blvd.	City	Mentor	Zip	Ohio
AGENT/CONTACT PERSON NAME(S)	Larry Villines			<input checked="" type="checkbox"/> Will Attend Meeting	
Phone #	440-478-9019	Email	lvillines@driveclassic.com		
Street Address	8470 Tyler Blvd	City	Mentor	Zip	Ohio

APPROVAL(S) REQUESTED	<input checked="" 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"/> Re-Zone ³	<input type="checkbox"/> Lot Split ^{3,4}
	<input checked="" type="checkbox"/> Lot Consolidation ^{3,4}	<input type="checkbox"/> Telecommunication Tower ¹
	<input type="checkbox"/> 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 Myler

SUMMARY OF REQUEST	We are seeking approval to use this site for additional new vehicle parking for Classic Mazda. <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> A lot consolidation is required for this request. We are consolidating Parcel A and Parcel B to create Parcel A-1. </div>
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APPLICANT SIGNATURE		<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	DATE	9/8/25
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Thank you for your approval of our related project at the July meeting. We closed on the initial land purchase on August 28. Subsequent to that time, the seller's potential sale of the 0.8-acre parcel located to the west of our parcel fell through. We have since contracted to purchase this adjoining parcel.

If our project is approved, we will develop the entire 1.3-acre site in much the same manner as previously approved. This site will be used to store new Mazda inventory. When a vehicle is needed, one of our employees will go to the storage site and bring the vehicle back to the main dealership to show to a customer. Traffic in and out of this site will be minimal.

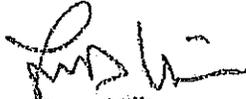
The site will be newly paved, fenced, with security lighting and camera monitored. This site will be landscaped in the same manner as Classic Mazda. Our site improvements will positively impact the surrounding area.

The primary difference between our previous submittal and the new submittal lies in terms of how we access the site. If approved, our primary access point will be on the westerly end of the property from 140th street.

Please see attached site plan, landscape plan and rendering.

Respectfully,

Classic Mazda Westside



Larry Villines,

Vice President

September 10, 2025