

CITY OF BROOK PARK, OHIO

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Resolution No. 28-2025

Introduced By: COUNCIL AS A WHOLE

A RESOLUTION

GRANTING A CONDITIONAL USE PERMIT FOR ROCK-N-ROLL HARLEY DAVIDSON TO HOST FLASH TATTOO EVENTS IN 2026 AT 4985 WEST 150<sup>TH</sup> STREET IN THE U-7 ZONING DISTRICT, AND DECLARING AN EMERGENCY

WHEREAS, the conditional use requested is for Rock-N-Roll Harley Davidson located at 4985 West 150<sup>th</sup> Street in the U-7 Zoning District to host flash tattoo events in 2026, Ordinance 1121.34; and

WHEREAS, the request for a conditional use permit was presented at a public hearing on December 1, 2025 to the Brook Park Planning Commission, which referred this matter to Council for approval and recommended the waiver of requirements set forth in Section 1121.36(c) of the Brook Park Codified Ordinances.

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 for Rock-N-Roll Harley Davidson located at 4985 West 150<sup>th</sup> Street, Brook Park, Ohio, in the U-7 Zoning District to host flash tattoo events, in accordance with the schedule attached as Exhibit "A", Ordinance 1121.34.

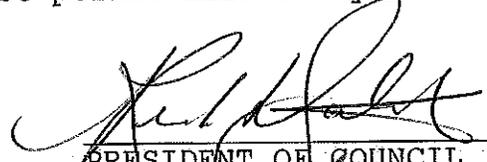
SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open 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 U-7 Zoning District for hosting flash tattoo events in 2026 at the Rock-N-Roll Harley Davidson located at

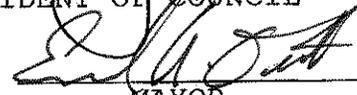
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DEC 10 2025  
PARK CITY COUNCIL

events in 2026 at the Rock-N-Roll Harley Davidson located at 4985 West 130<sup>th</sup>; 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: December 16, 2025

  
PRESIDENT OF COUNCIL

ATTEST: Carol Johnson  
Clerk of Council

APPROVED:   
MAYOR

12-17-25  
DATE

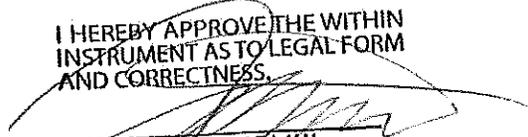
CERTIFICATE

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. 28-2025 passed on the 16 day of December 20 25 by said council.

  
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.

  
DIRECTOR OF LAW

# EXHIBIT

1. A 11

## Business Plan for Conditional Use Permit: Body Art Facility (Event-Based)

**Applicant:** Rock-N-Roll City Harley-Davidson

**Address:** 4985 W. 150<sup>th</sup> Street

**Contact:** KG Morter | kmorter@ohiohd.com | Social Media & Events Coordinator

### Business Overview

**Business Name:** Rock-N-Roll City Harley-Davidson

**Business Type:** Motorcycle Dealership & Event Venue

**Parent Company:** American Road Group

Rock-N-Roll City Harley-Davidson has a long-standing history of involvement in local and regional motorcycle culture. Our dealership regularly hosts large-scale events, including bike nights, charity rides, and more. The addition of a permitted body art component would enhance our ability to diversify event offerings and strengthen partnerships with local small businesses such as 252 Tattoo.

### Intent of Permit Use

The Conditional Use Permit and subsequent Body Art Facility Permit will be used exclusively for temporary, event-based operations. These will take place during designated public events where professional tattoo artists provide pre-drawn, small-scale flash designs to attendees. All tattoo artists will be licensed through the Ohio Department of Health and will operate under the safety, sanitation, and procedural guidelines set forth by the local health department.

We will not operate as a daily tattoo business or offer tattoo services outside of scheduled events. Each activation will be staffed and overseen by both dealership management and the partnering tattoo studio.

### Partnership Details

**Tattoo Partner:** 252 Tattoo

**Role:** Provide certified tattoo artists, equipment, and compliance oversight

**Dealership Role:** Provide event space, event planning, promotion, and coordination

Both parties will collaborate to:

- Maintain compliance with health and safety standards
- Ensure proper sanitation, setup, and disposal procedures

- Promote each event responsibly to attract an appropriate audience
- Incorporate charitable and community-driven elements whenever possible

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## Event Schedule (2025 Draft)

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### 1. Ink & Impact | Saturday, February 14

*Blood Drive x Flash Tattoos*

11:00 AM – 4:00 PM

### 2. Ink Me I'm Irish | Friday, March 13

*St. Patrick's Day-Themed Friday the 13th Flash*

11:00 AM – 5:00 PM

### 3. Flash Forward | Saturday, May 9

*Spring Forward Flash Party*

11:00 AM – 4:00 PM

### 4. Rockin' Rally | Friday, June 26 & Saturday, June 27

*Two-Day Rally Featuring Stunts, Music, and Flash Tattoos*

Friday: 3:00 PM – 8:00 PM | Saturday: 11:00 AM – 4:00 PM

### 5. Freak Show Bike Night | Friday, August 7

*Annual Bike Night Featuring Performers, Vendors, and Tattoos*

4:00 PM – 8:00 PM

### 6. Freaky Flash | Saturday, October 31

*Halloween-Themed Flash Party*

11:00 AM – 4:00 PM

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## Conclusion

This business plan outlines our commitment to safety, community, and creative engagement. The purpose of obtaining this permit is not to operate a tattoo parlor, but to allow the dealership to expand its event offerings responsibly, legally, and in full compliance with health and zoning regulations.

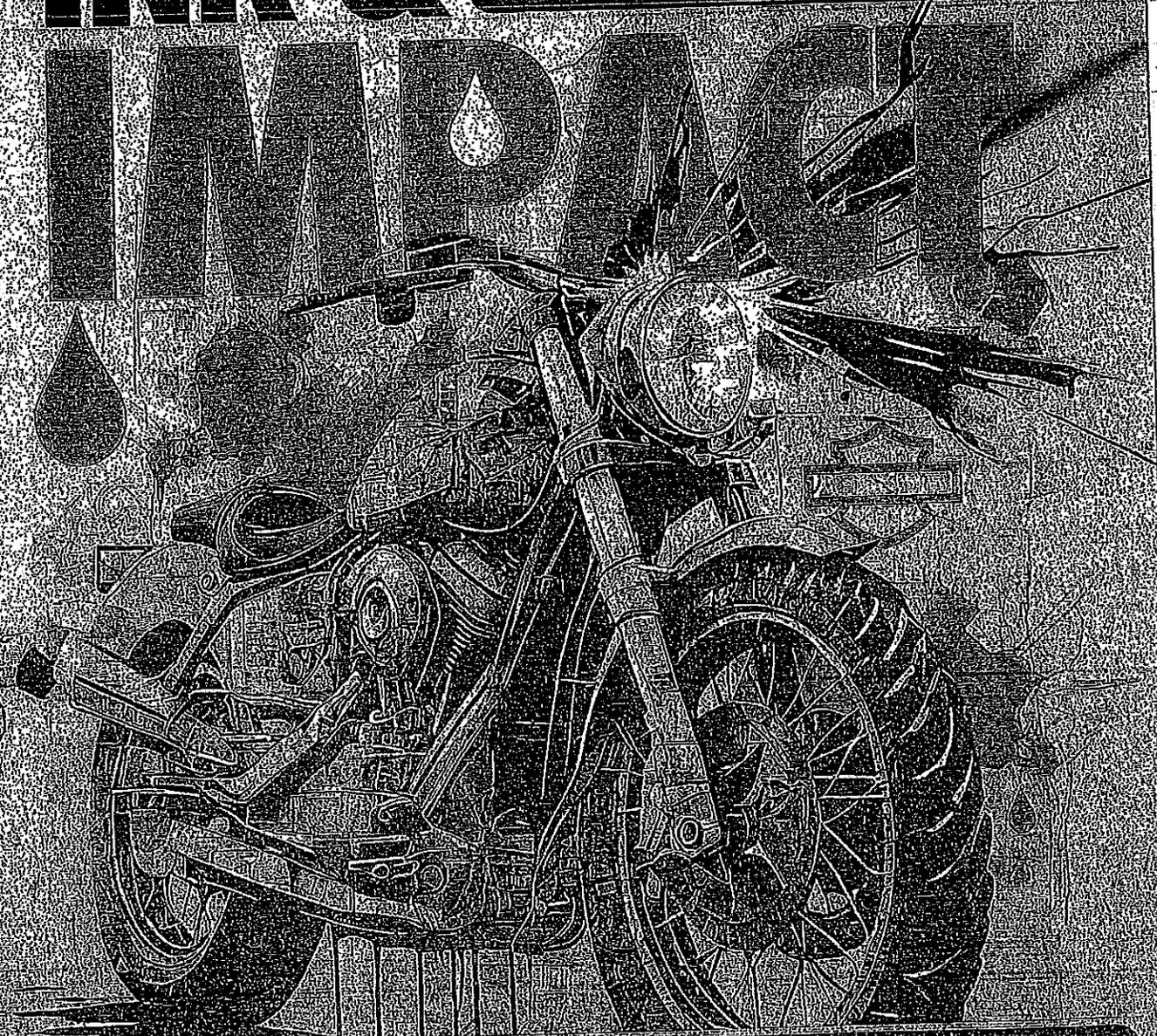
By approving this conditional use permit, the city will enable Rock-N-Roll City Harley-Davidson to continue its mission of supporting local artists, charities, and the broader motorcycle community through innovative and safe event programming.

ROCKNROLLCITY  
HARLEY-DAVIDSON

# INK &

FEBRUARY 8TH • 10AM - 4PM

# INK



VITALANT BLOOD DRIVE

TATTOOERS ON-SITE DOING FLASH

ALL TATTOOS OF STRONGSVILLE

GET A FREE FOOD VOUCHER WHEN YOU DONATE  
BLOOD OR GET A FLASH TATTOO!

1025 W. 150TH ST. CLEVELAND, OH 44116 | 216.252.3111 | ROCKNROLLCITYHARLEY.COM

FRIDAY THE 13<sup>TH</sup>

# FLASH FEST

**TIM  
WORTHEN**

 **TIMWORTHEN  
TATTOO**



**ROCKNROLLCITY  
HARLEY-DAVIDSON**



**ALEX  
MOLNAR**

 **MUDNBLUD**

**GET INKED AND  
MAKE AN IMPACT!**

**10% OF ALL PROFITS  
GO TO THE CLEVELAND AMERICAN  
VETERANS ASSOCIATION**

**JUNE 13<sup>TH</sup>, 2025 | 10AM - 6PM**

**ROCKNROLLHARLEY.COM**

**\* MUST HAVE A VALID FORM OF ID AND BE 18 YEARS OLD OR OLDER.**



**City of Brook Park**  
Fire Department

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

November 21, 2025

Board of Zoning and Planning Commission  
City of Brook Park

INRE: 12/01/2025 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: November 21, 2025  
SUBJECT: 4985 West 150<sup>th</sup> Street (Conditional Use) – Planning Commission  
CC:

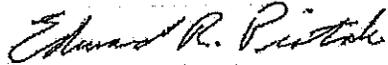
Mr. Monaco:

I have reviewed the Planning Commission Application (December 2025 Meeting) for the above referenced Conditional Use Permit request for 4985 West 150<sup>th</sup> Street and offer the following comments:

1. No objections/comments to the requested Conditional Use Permit.

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

EUTHENICS, INC.



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