

CITY OF BROOK PARK, OHIO

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CA  
CRR 2/17/26  
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Resolution No. 4-2026

Introduced By: COUNCIL AS A WHOLE

A RESOLUTION  
APPROVING LOT CONSOLIDATION/LOT SPLIT LOCATED  
IN THE U5 ZONING DISTRICT,  
AND DECLARING AN EMERGENCY

WHEREAS, HSG BP Development, LLC filed an application for a lot split/lot consolidation with the Brook Park Planning Commission; and

WHEREAS, the request was to consolidate parcels #'s 342-18-005, 342-07-002 and 343-02-003 into a single parcel and then to split the consolidated lot into six new parcels in the U-5 zoning district; and

WHEREAS, the request for the lot consolidation/lot split was presented at a public hearing on February 2, 2026, to the Brook Park Planning Commission, which voted to recommend approval 6-0 and 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/lot split requested is appropriate in the location for which it is proposed and approves a lot consolidation/lot split, Ohio, consolidating parcels 342-18-005, 342-07-002 and 343-02-003 into a single parcel, then splitting the newly consolidated lot into six new parcels, which is further described and incorporated herein as attached 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

RECEIVED  
FEB 06 2026  
BROOK PARK CITY COUNCIL

purpose of approving a lot consolidation/lot split; 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: February 17, 2024 [Signature]  
PRESIDENT OF COUNCIL

ATTEST: Carol Johnson Clerk of Council APPROVED: [Signature] MAYOR

2/18/24  
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. 4-2024  
passed on the 17 day of February  
20 24 by said council.

[Signature]  
Clerk of Council

	Yea	Nay
Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<u>excused</u>	
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



**BROOK PARK PLANNING COMMISSION**

The Brook Park Planning Commission met on February 2, 2026, regarding approval for a lot consolidation/lot split. By a vote of 6-0, the Planning Commission voted to recommend approval for the following:

- Request lot consolidation/lot split | Located in the U-5 Zoning District | Ordinance 11.03
- A. Request to consolidate Parcels #'s 342-18-005; 342-07-002; and 343-02-003 to a single parcel
- B. Request to split consolidated lot into six new parcels per submitted Plat

**Property Owner:** HSG BP Development, LLC

**Agent:** Neff & Associates – Jeff Plautz

*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.

A handwritten signature in black ink, appearing to read "Crystal A. Deel".

Secretary, Planning Commission

2-4-26

Date



# CITY OF BROOK PARK

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

| Email | [buildingdept@cityofbrookpark.com](mailto:buildingdept@cityofbrookpark.com)

| Office | 216.433.7412

## 2026 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	Engle/Snow Rd	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL	ZONE	U-5
PARCEL #	342-18-005, 342-07-002, 343-02-003		BUSINESS NAME (If Applicable)	

PROPERTY OWNER NAME(S)	HSG BP Development, LLC - c/o Thompson Hine LLP, Attn: Tom Coyne			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	216-566-5781	Email	thomas.coyne@thompsonhine.com	
Street Address	3900 Key Center, 127 Public Square	City	Cleveland	Zip 44114
AGENT/CONTACT PERSON NAME(S)	Neff & Associates - Jeff Plautz			<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	440-884-3100	Email	jplautz@neff-assoc.com	
Street Address	6405 York Rd	City	Parma Hts.	Zip 44130

APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project <sup>2</sup>	<input type="checkbox"/> Conditional Use Permit <sup>2</sup>	
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard <sup>1</sup>	<input type="checkbox"/> Telecommunication Tower <sup>1</sup>
	<input type="checkbox"/> Re-Zone <sup>3</sup>	<input checked="" type="checkbox"/> Lot Split <sup>3,4</sup>	<input checked="" type="checkbox"/> Lot Consolidation <sup>3,4</sup>
	<input type="checkbox"/> Other:		
	<sup>1</sup> Provide Construction Drawings and/or Structural calculations <sup>2</sup> Provide Detailed Business Plan per City Ordinance 1121.34 <sup>3</sup> Provide Legal Description <sup>4</sup> Provide Lot Split / Consolidation Plat and Mylar		
SUMMARY OF REQUEST	The intent of this plat is to consolidate PPN 342-18-005, 342-07-002 and 343-02-003 and then split that parcel into 6 separate parcels as shown on the submitted plat. See plat for parcel information.		

APPLICANT SIGNATURE		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	01/15/26
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## MEMO

TO: Jason Monaco, Building Commissioner

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

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DATE: January 26, 2026

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SUBJECT: Engle Rd./Snow Rd. (Lot Split and Consolidation) – Planning Commission

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CC:

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Mr. Monaco:

I have reviewed the Planning Commission Application (February 2026 Meeting) for the above-mentioned project (plat) located at Engle Rd./Snow Rd. (PPNs: 342-18-005, 342-07-002 & 343-02-003) and offer the following comments:

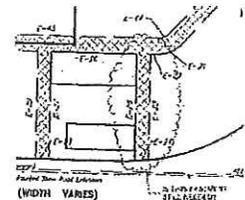
1. Plat has not been conditionally approved by the County as of 01/21/2026.
2. "Perimeter" Property Line Setbacks/Buffers, adjacent to public R/W, PPN 342-18-006 and PPN 342-19-009, are not indicated on the drawings. These are to be established/defined in a document that is anticipated to be forthcoming.
3. "Interior" Setbacks/Buffers adjacent to new internal property lines are not indicated on the drawings. These are to be established/defined in a document that is anticipated to be forthcoming.
4. Access Easement is to be filed/recorded under a separate Covenants and Restrictions document. The Covenants and Restrictions document must be filed prior to this Plat. That assigned document number (A.F.N.) must be then added to this Plat document prior to its' final recording with Cuyahoga County.
5. The need for Access Easement to Snow Road: E-23 - E-24 - E-25 (below) is still being verified by the Developer.
6. Parcels 1, 3, 4, and 5 are landlocked without frontage to public R/W. Application indicates ingress/egress will be provided via "Access Easements" with rights, restrictions, etc. being established in a separate recorded document.
7. Parcel 4 has an access width of 13.54' (P4-3 or E-35).

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

**EUTHENICS, INC.**



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



Access Easement (E-23 - E-24 - E25)



Planning Commission 2/2/26  
Building Department Notes

Engle/Snow Rd. parcels # 342-18-005, 342-07-002, 343-02-003 – Summary of Request - The applicants are requesting to consolidate parcels 342-18-005, 342-07-002, 343-02-003 into a single parcel and then split that single parcel into 6 separate parcels (see exhibit attached). Ord. 11.03 requires that lot consolidations/splits go before 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.



**City of Brook Park**  
Fire Department

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

January 22, 2026

Board of Zoning Appeals and Planning Commission  
City of Brook Park

INRE: 01/20/2026 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