

P/C 4-16-24 Planning
CA _____
1st R _____
2nd R _____
3rd R _____
S/C _____

CITY OF BROOK PARK, OHIO

Resolution No. 5-2024

Introduced By: COUNCIL AS A WHOLE

A RESOLUTION
GRANTING A CONDITIONAL USE PERMIT TO OPERATE
AN AUTO REPAIR FACILITY, LOCATED IN THE U5-A ZONING DISTRICT,
AND DECLARING AN EMERGENCY

WHEREAS, the conditional use requested is to operate an auto repair facility at 6410 Eastland Road, located in a U5-A Zoning District; and

WHEREAS, the request for a conditional use permit was presented at a public hearing on April 1, 2024 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 to operate an auto repair facility to at 6410 Eastland Road, Brook Park, Ohio.

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 U5-A Zoning District to operate an auto repair facility; therefore, this Resolution shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: April 16, 2024

B. K. ... (Pro-tem)
PRESIDENT OF COUNCIL

ATTEST: Carol Johnson
Clerk of Council

APPROVED: Ed. M. ...
MAYOR

4-16-24
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. _____
passed on the 16 day of April
20 24 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"/>
Polindexter	<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.

David ...
DIRECTOR OF LAW

MEMO

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com troyerward1@att.net 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:	April 3, 2024
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on April 1, 2024, regarding approval for a Conditional Use Permit. By vote of 5-0, the Planning Commission voted to recommend approval of the proposed Conditional Use Permit, for the following:

- Request a Conditional Use Permit to operate an auto repair facility located at 6410 Eastland Road | Located in the U5-A Zoning District | Ordinance 1121.321
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 2024 Planning Commission Application; Engineer's comments; and Building Commissioner's comments.

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

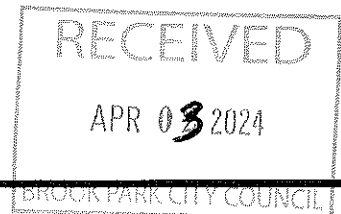
AGENT INFORMATION:

Aaron Woloszyn & Ahad Shamsi (aaron@wingmangarage.com)
148 Auble Street
Wadsworth, Ohio 44281

PROPERTY OWNER:

Jack Naiman (jacknaiman@me.com)
26060 Richmond Road – Suite C
Bedford Heights, Ohio 44146

Thank you,
Carol Dell
Secretary, City of Brook Park Planning Commission
Building Department 216/433-7412 (cdell@cityofbrookpark.com)



BROOK PARK PLANNING COMMISSION

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Secretary, Planning Commission

4-3-24
Date



CITY OF BROOK PARK

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

RECEIVED

MAR 15 2024

| Email | buildingdept@cityofbrookpark.com

| Office | 216.433.7412

2024 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	6410 Eastland Rd, Brook Park OH	<input type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> COMMERCIAL	ZONE	U5 - A
PARCEL #	34215017	BUSINESS NAME (If Applicable)	Wingman Garage		

PROPERTY OWNER NAME(S)	Jack Naiman				<input type="checkbox"/> Will Attend Meeting
Phone #	619-804-1347	Email	jacknaiman@me.com		
Street Address	26050 Richmond Rd. Suite C	City	Bedford Heights	Zip	44146
AGENT/CONTACT PERSON NAME(S)	Aaron Woloszyn & Ahad Shamsi				<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	330-336-7564	Email	aaron@wingmangarage.com		
Street Address	148 Auble Street	City	Wadsworth, OH	Zip	44281

APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project ²	<input checked="" 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 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 per City Ordinance 1121.34 ³ Provide Legal Description ⁴ Provide Lot Split / Consolidation Plat and Mylar		

SUMMARY OF REQUEST	Wingman Garage is expanding its operations in Northeast Ohio and has identified Brook Park as a promising next city for that expansion. We have found a suitable building, however it is not currently zoned for Automotive Repair. Thus a Conditional Use Permit is needed.
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APPLICANT SIGNATURE		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	3/11/2024
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Industrial Space For Lease

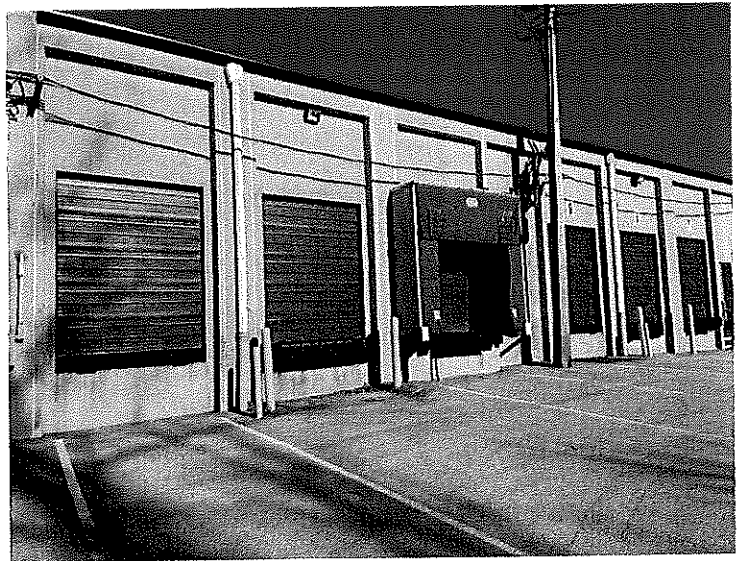
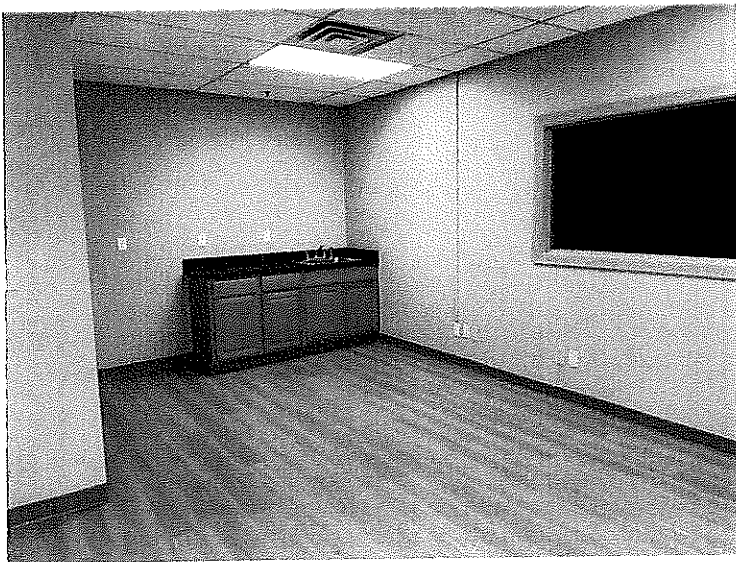
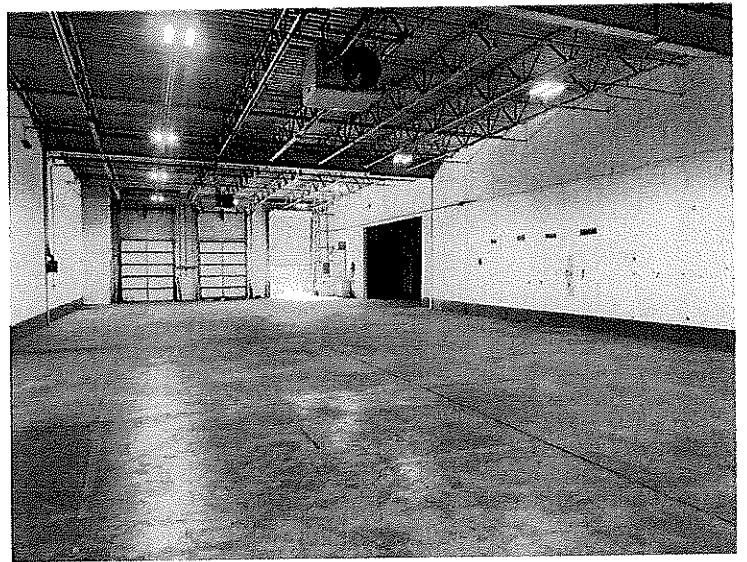
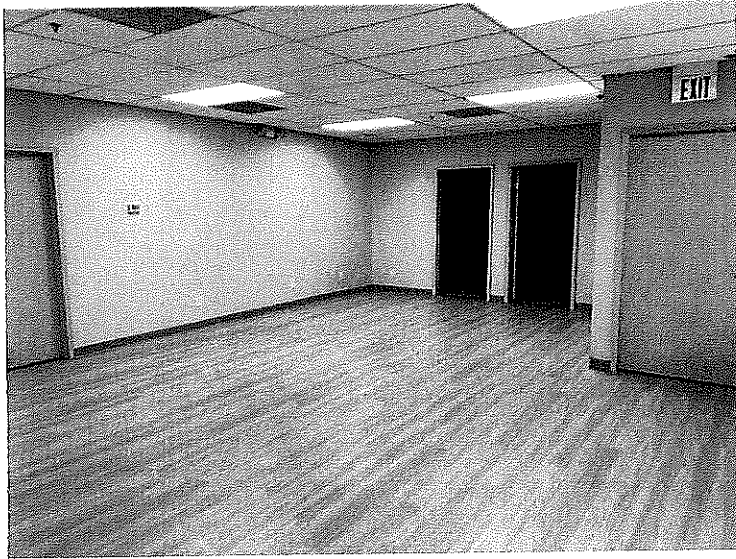
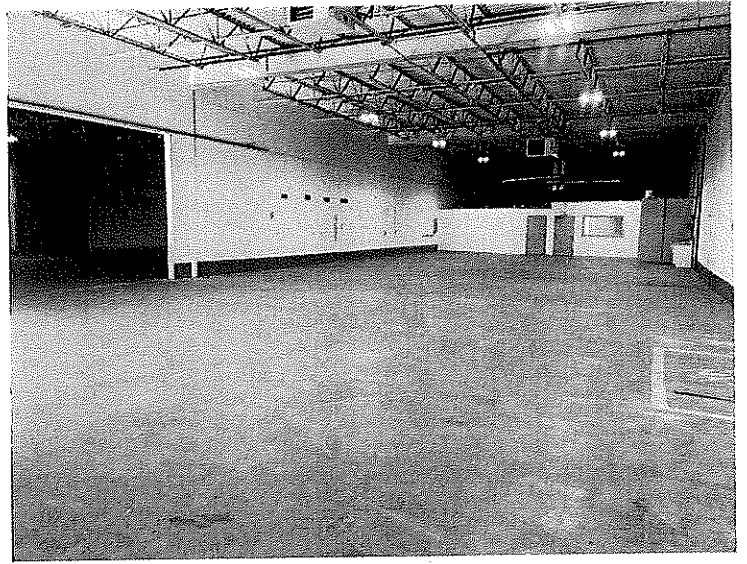
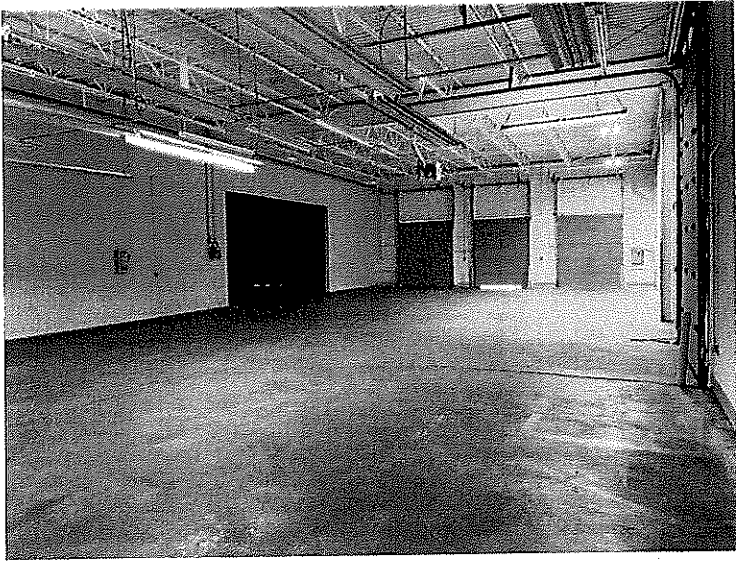
6410 Eastland Road
Brook Park, OH

- 9,912 square feet (end cap unit)
 - 8,232 square feet warehouse
 - 1,680 square feet office (newly refreshed)
 - Two private offices
 - Kitchenette
 - Two entries (vestibules)
- Six (6) docks (8'w x 10'h); four (4) with levelers
- One (1) drive in door (9.5'w x 14'h)
- 16' ceilings
- Reznor heaters
- 280v, 800amp, 3 phase, 4 wire
- LED lights throughout
- One wall (no columns)
- 15 parking spaces
- Easy access to I-480, I-71, and airport

For Lease: \$7.50/ sq ft NNN
Op Ex: \$1.50/sq ft

Kristy Hull
+1 216 937 4375
+1 440 226 1550 (m)
kristy.hull@jll.com

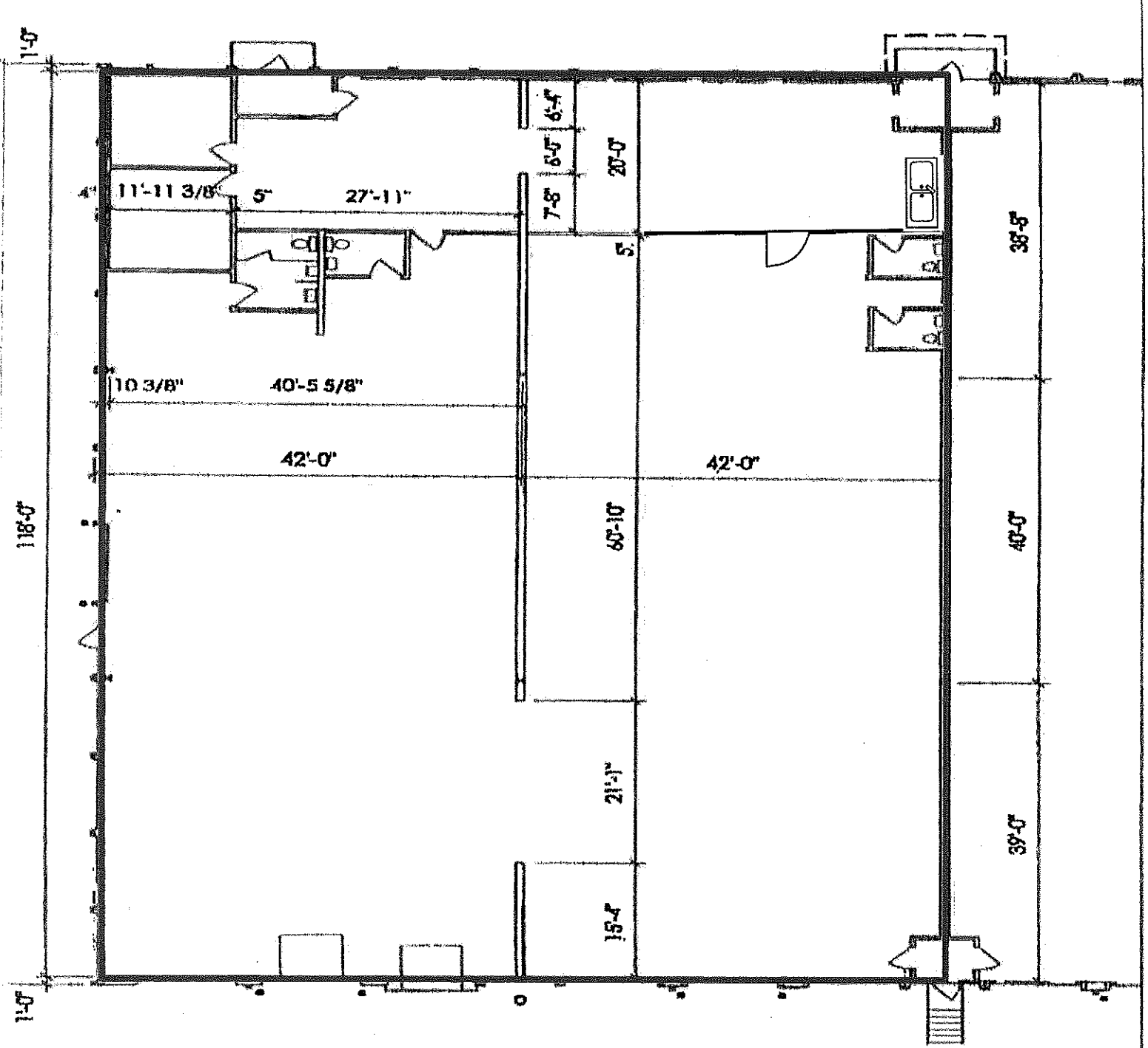


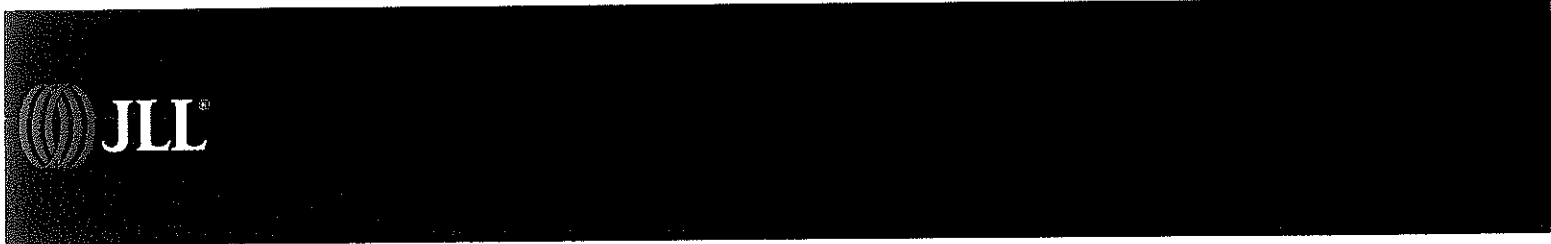
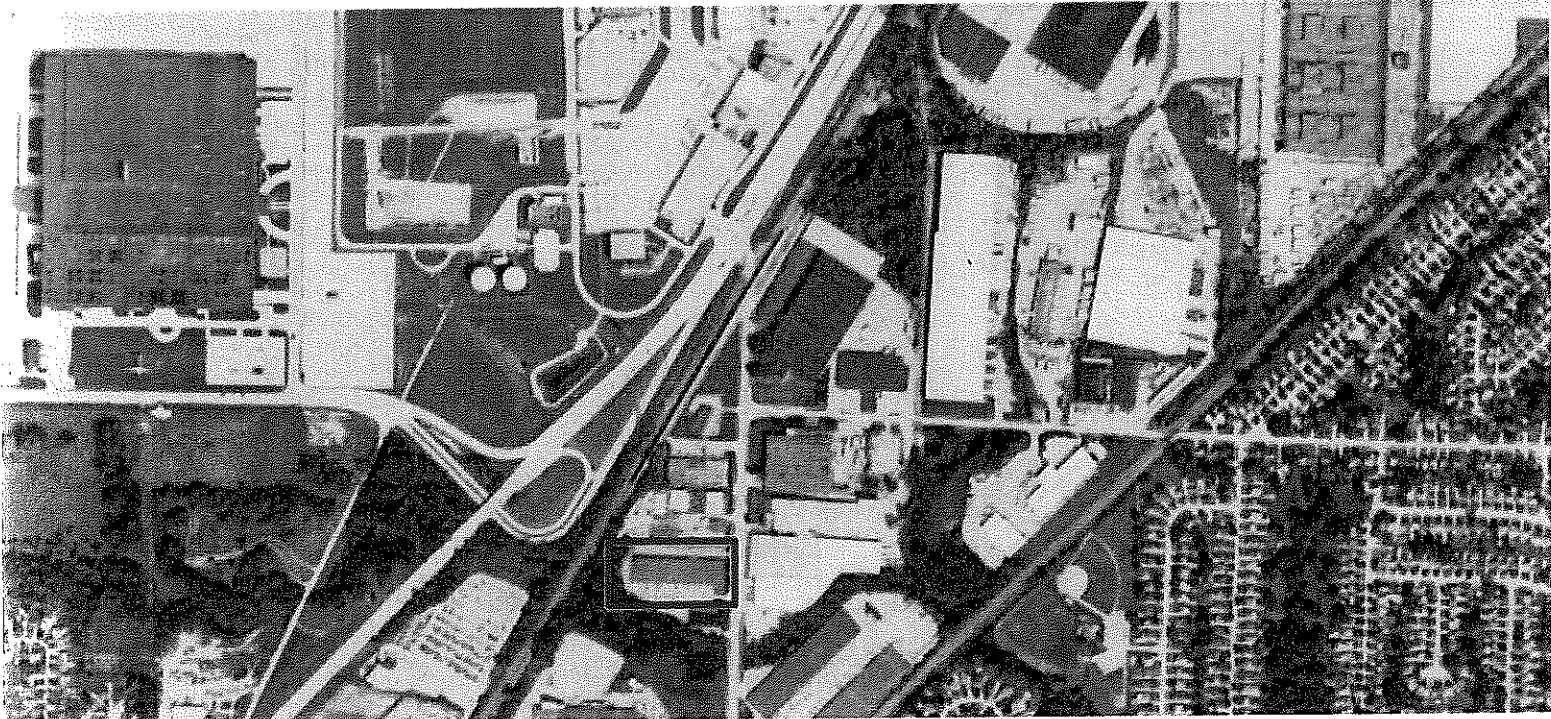
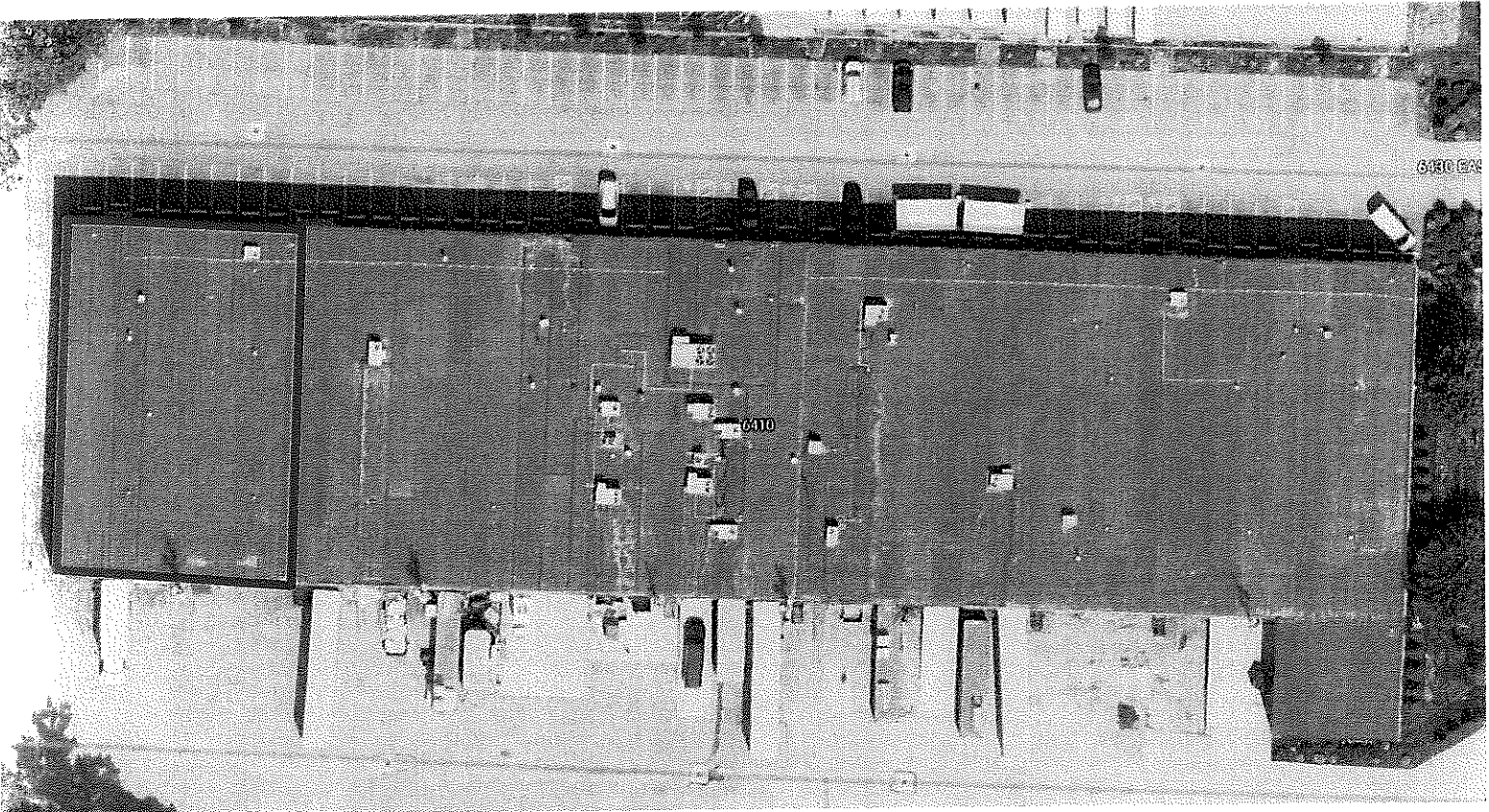


Unit J: 9,912 sq ft total

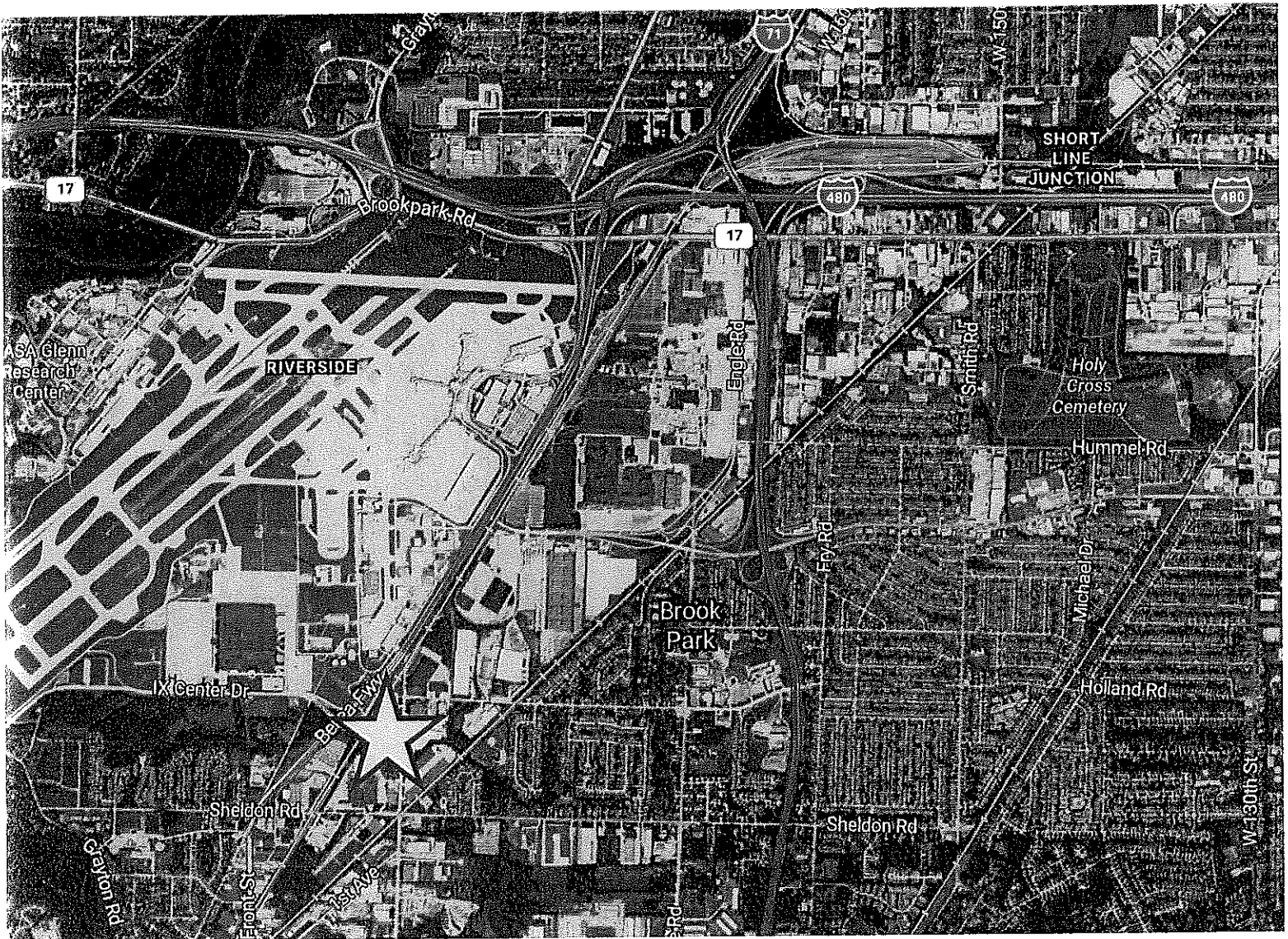
1,680 sq ft office

8,232 sq ft warehouse





Location



For more information, contact:

Kristy Hull
Senior Vice President
Cleveland, OH
+1 216 937 4375
+1 440 226 1550
kristy.hull@jll.com

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Wingman Garage - DIY Auto Repair



Wingman Garage
wingmangarage.com
330-336-7564

Dear Brook Park Board of Zoning,

Since 2021 Wingman Garage has been delivering 5-Star experiences to customers all over the northeast Ohio area. Our business provides automotive enthusiasts the opportunity to rent a professional garage bay to perform maintenance or modifications on their vehicles. We have worked extremely hard to create an environment that's safe, clean and welcoming. The Wingman brand is flourishing and we have outgrown our current Wadsworth, OH building. In our search for another location, we have identified Brook Park as an extremely desirable area.

I am very much looking forward to answering any questions you may have about the business and its operations. Thank you again for your consideration for a Conditional Use Permit for my business's expansion into Brook Park.

Sincerely,

Aaron "Wingman" Woloszyn
Founder

Wingman Garage - DIY Auto Repair



1. Executive Summary

- **Business Name:** Wingman Garage - DIY Auto Repair
- **Industry:** Automotive Repair & Maintenance
- **Website:** wingmangarage.com

2. Business Description

- **Initial Services Offered:**
 - Do It Yourself professional bay rentals
 - Automotive classes
 - Tire Changing Services
 - Help from Staff
- **Location:** Northeast Ohio (with potential future locations in major US cities)
- **Target Market:**
 - Ages 25 to 65+
 - Primarily male (98% of current customers)
 - Income of \$55,000 or more.
 - Without access to tools or a personal garage.

3. Market Analysis

- **Industry Overview:** Automotive DIY repair and modification services.
- **Market Trends:** Growing demand for DIY automotive services due to rising interest in car culture and customization. Additionally rising costs for car repairs at both private and dealership (traditional) mechanics have pushed the DIY mentality to a new level. With sources like YouTube, forums and general online searches, one can easily find the information they need to learn and perform automotive repairs.

4. Marketing & Sales Strategy

- **Branding:** Build a strong brand image around safety, cleanliness, and a fun DIY experience.
- **Define Your Target Audience:** Automotive enthusiasts aged 25 -65+, primarily male, with an income of \$55,000 or more, who don't have access to tools or their own garage.
- **Unique Selling Proposition (USP):** Wingman will be unique in the way it delivers the customer experience. From a physical standpoint, it will be a clean, safe, organized, and fun DIY environment. The bays will be set up in a professional organized manner to ensure each appointment goes smoothly.
- **Online Presence:**
 - **Website:** It will be user-friendly, mobile-responsive, and optimized for a fast and easy experience.
 - **Social Media:** Engagement with our target customers with platforms like Instagram, Facebook, and YouTube. Additionally, we will share tutorials, customer testimonials, and behind-the-scenes content through those mediums.
 - **Email Marketing:** We send monthly newsletters with updates, promotions, and valuable content.

5. Local Advertising:

- **Google My Business:** Optimize business listings to appear in local searches.
- **Local SEO:** Target local keywords in your website content.
- **Local Partnerships:** Collaborate with auto parts stores, dealerships, and local car clubs for cross-promotion.
- **Word of Mouth:** Build the brand organically with word-of-mouth advertising from our customers.

6. Operations

- **Facility Management:** Employees will ensure the space is clean, well-maintained, and equipped with necessary tools and equipment.
- **Staffing:** We will hire experienced automotive enthusiasts, mechanics and technicians to assist customers as needed.
- **Training:** Hands on training at Wingman for employees on the equipment and an evaluation of how the employee interacts with customers to deliver that Wingman experience. Each employee will undergo 30 and 90 day evaluations.

7. Growth & Expansion

- **Expansion Goals:**
 - Expand to multiple locations across the USA.
- **Strategies:**
 - Identify potential cities for expansion based on market research and demand.
 - Secure funding or investment for new locations.
 - Develop a standardized operational model for scalability.

MEMO

TO: Jason Monaco – Building Commissioner

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

DATE: March 21, 2024

SUBJECT: 6410 Eastland Road (Conditional Use) – PC

CC:

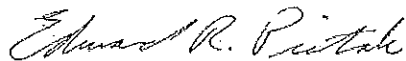
Mr. Monaco:

I have reviewed the Planning Commission Application (April Meeting) for the above referenced project located at 6410 Eastland Road and offer the following comments:

1. No comments regarding the Conditional Use.

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

EUTHENICS, INC.



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

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Building Department Notes

Planning Commission meeting April 1, 2024

6410 Eastland Rd. – Summary of request – The applicant is requesting a conditional use permit to operate an auto repair facility in the U5-A district. **Ord. 1121.321** does not include auto repair under permitted uses.

1121.321 U-5A INDUSTRIAL DISTRICT.

(c) Permitted Uses. Buildings and land shall be used, and buildings shall be designed, erected, altered or maintained, in whole or in part, in a U-5A Industrial District only for the uses set forth in the following schedule and regulations:

- (1) Main buildings and uses permitted.
 - A. Veterinary hospitals.
 - B. Any industrial or manufacturing uses.