CITY OF MANSFIELD, OHIO
PLANNING COMMISSION MEETING MINUTES

Meeting Date: October 27, 2026

1. CALL TO ORDER

Time: __3:30 pm_____

Chair: __Mayor Perry_

Commissioners: Present Absent

☒	☐	Mayor Jodie Perry
☒	☐	Dir. Keith Porch
☒	☐	Chad Owens
☐	☒	William Salas
☒	☐	Jeff Schultheis
☒	☐	Jotika Shetty
☒	☐	Matthew Stanfield
☒	☐	Lindsay Zimmer

(Commission member Salas arrived after roll-call taken)

Staff Present: Adam Gongwer, Marc Milliron, Adrian Ackerman, Barrett Thomas, Robert Bianchi, Byron Corley

Other Attendees, sworn in during their agenda item and/or public comment portion of the meeting: Gary Smith, Ryan Scribner, John Riedl, David Petska, Allison Pruett, Jeneva Johns, Shelly Kavanaugh, Connor Coile, Cheryl Cummins, Dr. Phillip Rosmarin, Dr. David A. Brown, Jill Martter, Vernon Ramey

2. APPROVAL OF AGENDA

☒ Approved

☐ Approved with Modifications

☐ Table Agenda

3. APPROVAL OF PREVIOUS MEETING MINUTES

Date of Previous Meeting: October 13, 2026

☐ Approved

☒ Approved with Corrections – Correct the spelling of Ms. Amy Kunkle

4. OLD BUSINESS

Swearing in Adam Gongwer

ITEM 1:

Project Name: Demo Appeal / Jamell Coffee

Property Address: 217 Coul St.

Current Zoning: MF Multi-Family

Summary of Staff Report: Mr. Gongwer stated this is a multi-year demo order as Mr. Coffee was given 12 months from CPC on 11/25/2025 but no work has been completed, no bond was posted and the required check-ins did not take place.

Discussion / Comments: Mr. Gongwer indicated that Mr. Coffee is not present at the meeting as his wife called yesterday to state they were on vacation. Mr. Gongwer stated that this should be the 11 month of a 12-month appeal with no required check-in's being completed and the property is in worse condition now than it had been previously. Mr. Stanfield asked about the Staff Review, indicating there is $0.00 bond in place to which Mr. Gongwer replied that the permit had been withdrawn in March with an original expiration date of today and Mrs. Coffee indicating (via phone conversation earlier), that the bond had been given to Mr. Tim Brinley however, the bond does not match the owner of the property. Mayor Perry questioned the Law Department representative, Mr. Byron Corley, if the Commission has the authority to cancel the previous appeal and he recommended that the Commission table the agenda item until the next meeting, November 10, 2026.
Motion: To table the appeal until the November 10 meeting.

Made by: Matthew Stanfield

Second by: Lindsay Zimmer

☐ Approved

☐ Approved with Conditions

☐ Denied

☒ Table for Additional Information: Tabled until meeting 11/10/2026.

Conditions (if applicable):

Vote Results:

Yea	Nay	Abstain	Absent	
☐	☐	☐	☐	Mayor Jodie Perry
☒	☐	☐	☐	Director Keith Porch
☒	☐	☐	☐	Jotika Shetty
☒	☐	☐	☐	Jeff Schultheis
☒	☐	☐	☐	Matthew Stanfield
☐	☐	☒	☐	William Salas
☒	☐	☐	☐	Chad Owens
☒	☐	☐	☐	Lindsay Zimmer

NEW BUSINESS

ITEM 2:

Project Name: Rezone request (PUD: Professional & Residential)

Property Address: TBD: W. Cook Road and Trimble Road

Current Zoning: R-2 Residential

Prior to beginning Agenda Item #2, Mayor Perry welcomed the audience and explained that this meeting is just a very early step of the entire process. Mayor Perry went on to indicate that this is where we can talk things over with the developer, stating that this is coming before the Commission and have 60 days to act on the PUD request and then make their recommendation to City Council at which time City Council has the right to vote differently than the Planning Commission. Mayor Perry went on to reiterate that this is the very beginning stages of this proposal where the Developers, Commission members and residents can share

thoughts and also stated that no vote will take place at this meeting; the motion will be tabled.

Summary of Staff Report: It is the intent of the applicant/developer to create a unified, high-quality mixed-use development that will serve the need for a variety of housing types and provide employment opportunities and services convenient to the surrounding community. The proposed uses include commercial and retail establishments, skilled nursing/assisted living, multi-family apartments. Mr. Gongwer indicated that three (3) different variances will need to be requested: Building heights; Parking lot reduction; Retention basins and that the developer has brought a presentation to discuss items such as ingress and egress, traffic studies, emergency access/gated drive off of Woodland Road, utilities and parks/recreation space. At this time, the developers came before the Commission to outline the proposal.

Discussion/Comments: Mr. Smith indicated the site is 64.66 acres next to Children's Hospital on Trimble Rd. with the College of Nursing, the VA and Mansfield BOE all surrounding this site with the hope to provide housing for nursing students, potential nurses and other citizens. Basically, this is an open farm field, and the developers have broken it down into 4 sub-sections to include small commercial, a multi-family section, skilled nursing component and a town home component with the idea of having the commercial portion starting toward Trimble Road and the housing section back toward Woodland. Mr. Smith went on to clarify the commercial portion of the PUD has specific uses listed, not the larger array of uses that is currently in a B-1 zone. Mr. Smith went onto diagram the different streets surrounding the area and which street(s) would be used for each section of the PUD, specifying that to the east side of the development shall be gated and used by emergency personnel only; no access for the community. Mr. Smith explained the different components of the PUD, including the request for a height variance for the apartments as they will be 3-story units, but stressed these will not be subsidized housing, the skilled nursing facility explaining it would be a rehab-type facility as opposed to an assisted living, and the town homes being 2-story with garages. Mr. Smith continued with presenting plans for traffic control, indicating their current work with the city engineers, preservation of land for open space and/or a park and agreed to abide by any rules that the City would ask of them noting the $130 million investment they're willing to bring to Mansfield but realize if the issues are too great, they would not move forward with the PUD as suggested. He went on to describe the different amenities that might be needed or desired by the public such as a dog park, pool, small shops, bike/walking paths to connect with the existing path within this PUD community. Mr. Scribner echoed Mr. Smith by stating they are committed to listening to all parties involved; the city, the neighbors, and also mentioning the revitalization of the downtown which is giving Mansfield new development opportunities. Mr. Scribner emphasized a product mix such as this would promote growth in the city but reiterated that this will not be low-income housing; just a more affordable way for homeowners to live and to

elevate the demographics for Mansfield as well as increase the work force in the city. At this time, Mayor Perry opened the floor to Commission members for questions with Ms. Shetty inquiring about the market research and what made the developer decide on this type of mixed uses. Mr. Scribner answered that there are data trends of the different housing permits as well as a "gut feel" and the function of the market to decide where to land with Mr. Smith stating there was a major housing study in 2023 that helped give us ideas of what type of development would work. Mr. Stanfield voiced a concern with the commercial portion of the PUD stating this is not allowed in our code, however it's not a large stretch to get there and concern for the backs of the buildings showing to Cook Rd. which Mr. Smith assured the Commission that this would not be the case, but rather the developer would want these businesses to face Cook Rd so traffic can see the front door. Mr. Schultheis echoed Mr. Stanfield's concern that a plan such as this happened in Ontario twice and the design was the same but, in the end, the backs of buildings are facing out to the main road(s) and it looks horrible. Mr. Smith assured the Commission and the audience that with this type of PUD, there is a "write-in" factor that states exactly what will be allowed and specify exactly what will not be allowed. Director Porch inquired of the size of the buildings to which Mr. Smith stated these uses will be on a smaller scale such as a small pizza shop, dental office or daycare and complimentary to the community, possibly the surrounding community and that no large, Kroger-size building would be within this development with Mayor Perry questioning their willingness to work with the Commission on the language for this to which Mr. Smith agreed. Mr. Stanfield also shared concern of signage, not wanting to see pole signs, but rather a specific-height ground/monument sign to which the developer agreed to tailor to the request of the city. Much more discussion continued regarding the architecture of the buildings, traffic, sewer, and option of contractors to which Mr. Smith assured the Commission that adjustments can be made to what the Commission and the city desire if the project gets approved. Ms. Zimmer expressed her desire to have plans provided at the next meeting that would show ideas for the green space and this should be a decision of the city and not necessarily the builders of the project. Mr. Stanfield wanted confirmation that the development could start within 2 years if approved. At this time, Mayor Perry opened the meeting up to public comment, which are summarized:

Mr. John Reidl, 789 Clifton Blvd. stated he asked Chat GPT of the definition of Zoning and the response was, "Zoning is developed to preserve the character of residential neighborhoods, protect property values and ensure that commercial and industrial activities are appropriately located and compatible with surrounding properties." He went on to share his disapproval of the project as it will bring commercial use into his neighborhood and clearly interfere with the enjoyment of the homeowners.

Mr. Dave Petska, 770 Courtwright Blvd. shared his fear for families with children in the area and the danger a project like this would bring to his area. He also stated

that any commercial growth will ruin the neighborhood and his opposition to these types of 3-story structures that everyone seems to want to build.

Ms. Allison Pruett, 764 Courtwright Blvd. echoes the statements made prior to her, stating that she looks out of her windows now and sees nature across this beautiful field. She indicates that traffic is already an issue and moving forward with a project like this, would prove detrimental. Ms. Pruett thinks a 3-story building would be quite unsightly and with that she invited the entire group to come stand in her driveway and see the beauty for themselves; the land, Raemelton, the nature and then imagine it destroyed with a development that is being proposed.

Ms. Jeneva Johns, 733 Westview, expressed her concern for the water pressure since the water tower has been moved and looking at the fire hydrant in the area, has one of those "low-pressure" rings on it already and if you add more properties, it will be an even worse situation.

Ms. Shelly Kavanaugh, 755 Courtwright Blvd, expressed her concern about commercial properties and the developers lack of concern for the residents who have lived here 20+ years as well as the impact to the property values and the enjoyment of it.

Mr. Connor Coile, 968 Woodland Rd., expressed his knowledge regarding skilled nursing and said that the Ohio Department of Health would never approve this facility as there has to be a need in the area and the research that he has done prior to attending the meeting shows that this type of facility has to meet certain state requirements and it will not work in this development.

Ms. Cheryl Cummins, 580 Woodland Rd., stated that 4 generations have resided for 80 years at this address and has concerns regarding 5 points: The commercial aspect, inquiring as to why it would be necessary as there are plenty of shopping areas well within walking distance; Questioning the need for yet another this kind of housing and went on to mention several others similar to this development already in the area; Questioning the fine line between skilled care and extended care and the number of those facilities already in the neighborhood within 2 miles; Explaining the miles of walking trails that already exist in this area and up into town and wondering how much more is really necessary; The devastation of the quality of life and the land and if the city were to move forward, Ms. Cummins feels could be a catastrophic decision.

Dr. Phillip Rosmarin, 724 Courtwright Blvd., stating his deep ties to the area, practicing medicine for 33 years in Mansfield expressed concern with the commercial development as well as the multi-family aspect noting the myriad of empty commercial buildings that currently exist and there is no need for additional property to lie vacant in the neighborhood but perhaps an alternative would be more town houses or single-family residences or even medical facilities as opposed to apartments.

Dr. David Brown, 955 Marion Avenue, expressed how astonished he is that this type of project was even being suggested as he had not heard any of this until receiving a letter in the mail but echoed the thoughts of every individual who has already approached the Commission and indicated there is absolutely no need for any skilled nursing facility as he has run the cardiac program for 17 years and knows there is no need. Doctor Brown spoke of the traffic congestion as well as stating the $130 million investment will easily swallow up the decrease in property values surrounding the area. Doctor Brown went on to speak of the 3-story monster we put an end to 10 years ago and now again we're speaking of adding more 3 story monsters and this is a travesty. We are outraged by this.

Ms. Jill Martter, 705 Courtwright stated she purchased this home last year from her grandparents who owned it for 50 years and worries about her 3 children with the addition of the traffic this development would present.

Mr. Vernon Ramey, 735 Woodland Rd., spoke of how he purchased this home 5 years ago as a repo but with hard work, got the property value way up. By adding 100's more families to this area, wonders where will the water come from in the event of a fire, not to mention the large amount of additional traffic to the area and does not see a point in adding anything like this.

Mayor Perry then stated that no decision will be made at this time and encouraged the audience to feel free and send letters to her, Mr. Gongwer or Cheryl Meyer with their feedback. Ms. Shetty addressing the developers, asking them to work closely with the city to address all the concerns that were heard during this meeting today.

Motion: To table until a meeting in November

Made by: Matthew Stanfield

Second by: Jotika Shetty

☐ Approved

☐ Approved with Conditions: The variance is conditioned as follows:

☐ Denied

☒ Table for Additional Information

Conditions (if applicable):

Vote Results:

Yea	Nay	Abstain	Absent	
☐	☐	☐	☐	Mayor Jodie Perry
☒	☐	☐	☐	Director Keith Porch
☒	☐	☐	☐	Jotika Shetty
☒	☐	☐	☐	Jeff Schultheis
☒	☐	☐	☐	Matthew Stanfield
☒	☐	☐	☐	William Salas
☒	☐	☐	☐	Chad Owens
☒	☐	☐	☐	Lindsay Zimmer

6. OTHER BUSINESS

No other business

7. ADJOURNMENT

Mayor Perry then asked for a motion to adjourn.

Vote Results:

Yea	Nay	Abstain	Absent	
☐	☐	☐	☐	Mayor Jodie Perry
☒	☐	☐	☐	Director Keith Porch
☒	☐	☐	☐	Jotika Shetty
☒	☐	☐	☐	Jeff Schultheis
☒	☐	☐	☐	Matthew Stanfield
☒	☐	☐	☐	William Salas
☒	☐	☐	☐	Chad Owens
☒	☐	☐	☐	Lindsay Zimmer

Time: 5:34 pm
Prepared by: Kathy King

Title: Codes and Permits Clerk

Date: 10/27/2026