



# City of Mansfield

**JODIE A. PERRY, MAYOR**  
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MANSFIELD, OHIO 44902  
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April 9, 2026

## City Planning Commission Meeting Agenda for April 14, 2026

### 1. Call to Order

Meeting Called to Order at: \_\_\_\_\_

Roll Call:

- Mayor Jodie Perry
- Keith Porch
- Jotika Shetty
- Matthew Stanfield
- Chad Owens
- William Salas
- Lindsay Zimmer
- Jeff Schultheis

### 2. Approval of Minutes

Date of Previous Meeting: March 24, 2026

Vote Results: \_\_\_\_\_

Notes:

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### 3. Swearing in of Presenters

### 4. New Business (Swearing in additional person(s) speaking)

#### Item #1 Peter G. Ross, Rezone Petition #564

- Zoning Map Amendment
- Zoning Text Amendment

- Site Plan Review
- Subdivision Plat
- Conditional Use
- Variance
- Appeal
- Other

**Owner/Applicant:** Charles E. Ross, Administrator of the Peter G. Ross Estate.

**Property Address:** 2011 Lucas Rd., Mansfield, OH

**Current Zoning:** Local to Madison Twp. and Mifflin Twp.

**Tax Delinquency Status:** Current

**Request Description:** Charles E. Ross, Administrator of the Peter G. Ross Estates has filed petition 564 to the Clerk of Council, as such this is being presented to City Planning Commission for council recommendation. Included within this petition are these described parcels which are to be zoned B-2, General Business District.

Madison Township

Charles E. Ross, Administrator of the Estate of Peter G. Ross:

10.44 acres and 26.29 acres split	PPN 025-09-057-14-000
17.4 acres	PPN 025-09-057-13-000

State of Ohio:

38.939 acres	PPN 025-09-057-14-001
0.047 acres	PPN 025-09-057-14-002
2.222 acres	PPN 025-09-075-16-003
5.146 acres	PPN 025-09-075-16-001
3.797 acres	PPN 025-09-057-01-000
0.481 acres	PPN 025-09-028-11-000
0.050 acres	PPN 025-09-075-16-002
0.164 acres	PPN 025-09-011-17-001
1.356 acres	PPN 025-09-011-17-002
3.444 acres	PPN Not Assigned
0.981 acres	PPN Not Assigned

Mifflin Township

Charles E. Ross, Administrator of the Estate of Peter G. Ross:

0.331 acres	PPN 023-19-169-05-000
0.779 acres	PPN 023-19-169-06-000

State of Ohio:

0.667 acres  
0.004 acres

PPN 023-19-169-06-002  
PPN 023-19-169-06-001

PUBLIC COMMENTS

- Comments from citizens regarding planning-related matters not on the agenda
- Limit: [e.g., 3 minutes per speaker]

**Vote Results:** \_\_\_\_\_

**Item #2 Austin Baker, Lot Variance**

- Zoning Map Amendment
- Zoning Text Amendment
- Site Plan Review
- Subdivision Plat
- Conditional Use
- Variance
- Appeal
- Other

**Owner/Applicant:** Austin Baker, Developer and requester

**Property Address:** 36 Randall Rd., Mansfield, OH

**Current Zoning:** R-1, Single Family Residential.

**Tax Delinquency Status:** Current

**Request Description:** Austin Baker, developer is seeking to purchase part of 30 Randall Road. This parcel was previously split and served two dwellings. Upon demolition of 36 Randall the property owner of 30 Randall combined the two parcels thus eliminating 36 Randall property. Property owner for 30 Randall is now considering to sell to Mr. Baker a portion of this parcel, however the current parcel is only 140 feet in width; per the zoning requirements for R-1, single family residential, the minimum lot frontage must be 80 feet. With this split the lot would provide 30 Randall with 80 feet of frontage and the proposed new lot 60 feet of frontage, therefore Mr. Baker is seeking a twenty-foot variance from this commission.

PUBLIC COMMENTS

- Comments from citizens regarding planning-related matters not on the agenda

- Limit: [e.g., 3 minutes per speaker]

**Vote Results:** \_\_\_\_\_

**Item #3 Jesse Houser, Appeal**

- Zoning Map Amendment
- Zoning Text Amendment
- Site Plan Review
- Subdivision Plat
- Conditional Use
- Variance
- Appeal
- Other

**Owner/Applicant:** Jesse Houser, New Buyer

**Property Address:** 988 Kentland Dr. Mansfield, OH

**Current Zoning:** R-1, Single Family Residential.

**Tax Delinquency Status:** Current

**Request Description:** Jesse Houser, new buyer for 988 Kentland Drive is requesting to allow this home to continue as an established duplex. This was brought to our attention that the home is located in an R-1 zoned district, the house is established duplex, however the current tax, utility use and zoning recognizes this as a single family. Mr. Houser is seeking the approval from the commission to maintain a duplex, his hardship statement was based on previous use, he has purchased this home and would like to maintain the existing use.

**PUBLIC COMMENTS**

- Comments from citizens regarding planning-related matters not on the agenda

- Limit: [e.g., 3 minutes per speaker]

Vote Results: \_\_\_\_\_

**Item #4 Demolition Appeal 474 S. Main St.**

- Zoning Map Amendment
- Zoning Text Amendment
- Site Plan Review
- Subdivision Plat
- Conditional Use

- Variance
- Appeal
- Other

**Owner/Applicant:** Steve Lupo

**Property Address:** 134 Marlow Rd. Apt. #2 Mansfield, OH

**Current Zoning:** R-2, Single/Duplex Family Residential.

**Tax Delinquency Status:** Current, pending this year \$4,599.89

**Request Description:** Mr. Lupo is appealing this demolition order, this is his parents' home and not in his name, demolition orders placed February 17, 2026, due to the lack of property maintenance and structural integrity. Mr. Lupo has not provided any means for repair, or cost estimates other than his interest in this home. Per our review, Mr. Lupo is not the current owner, further this home has been vacant for more than fourteen years with no work or upkeep, severe deterioration to the roof, interior is fully saturated from rain, and the porch has collapsed. City has completed demolition and cleanup of the rear garage which has been assessed to his property taxes.

PUBLIC COMMENTS

- Comments from citizens regarding planning-related matters not on the agenda
- Limit: [e.g., 3 minutes per speaker]

Vote Results: \_\_\_\_\_

**5. Old Business (Swearing in additional person(s) Speaking)**

**Item #1 Demolition Appeal 217 Penn Ave.**

Responsible Party: Gary Cassidy

Property Address/ Topic: 217 Penn Ave.

Original Deadline Date: April 12, 2025

**Previous date heard/discussed:** Initial hearing date by Planning Commission was approved by the Planning Commission on July 11, 2023 with a six- month repair period for the property located at 217 Penn Avenue. On February 27, 2024 another appeal was granted with an 8-month completion and 3-month review. The reviews indicated that no work had been completed. Michael Fitzgerald and Gary Cassidy most recently appeared before the Commission on June 10, 2025

when they indicated there had been a number of financial setbacks and at that time, they were ready to complete renovations. They were granted a 90-day extension with specific progress to be made and a 30-day check-in with required inspections for potential removal from the demolition list. On February 24, 2026, this commission made a recommendation one last extension to expire March 24, 2026 for outside renovations to be complete, minus window installation.

**Progress/Updates:** Siding and trim was installed by March 24<sup>th</sup> deadline minus the soffit, windows and doors haven't been replaced nor any interior improvements made.

**PUBLIC COMMENTS**

- Comments from citizens regarding planning-related matters not on the agenda
- Limit: [e.g., 3 minutes per speaker]

Vote Results: \_\_\_\_\_

**6. Other Business**

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**7. Adjournment**

**Time Adjourned:** \_\_\_\_\_

**Vote Results:** \_\_\_\_\_