



# City of Mansfield

**JODIE A. PERRY, MAYOR**  
30 N. DIAMOND ST  
MANSFIELD, OHIO 44902



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## PERMITTING AND DEVELOPMENT DIVISION

### PLANNING COMMISSION STAFF REVIEW REPORT FOR MAY 26, 2026

#### **New Business**

#### **Item #1 Conditional approval for the proposed Buc-ee's gasoline service station.**

Permit/Violation Number: **PC-V2600052**

Meeting Date: 5/26/2026

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#### **1. APPLICANT INFORMATION**

- **Name:** John Studenmund, Esq.
- **Address:** 1550 St. Rt. 39
- **Phone/Email:** johns@rwblawoffice.com
- **Representative (if applicable):** Angela Janik

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#### **2. PROJECT LOCATION**

**Site Address/Parcel #:** 1550 St Rt 39

**Parcel#** 0250905714000\*\*, 0250905713000, 0231916905000, 0231916906000

- **Zoning District:** B-2, General Business District
- **Ward:** 6
- **Overlay District (if applicable):** \_N.A.\_
- **Project Type:** New Construction, Gas Station

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#### **3. REQUEST SUMMARY**

- **Type of Request:**
  - Site Plan Review
  - Zoning
  - Conditional Use Permit
  - Variance
  - Subdivision Plat
  - Appeal
  - Zoning Text Amendment
  - Other: \_\_\_\_\_

- **Brief Description of Request:** B-2 allows Gas Stations under Conditional Use. Sign request is also taller than code allows.
  - Front yard setback; 30'
  - Rear yard setback: 30'
  - Side yard setback: N/A
  - Frontage: N/A

**4. PROJECT DESCRIPTION:** Proposed Buc-ee's is seeking conditional approval from this commission for the installation of their Gasoline Service Station. Buc-ee's is seeking a variance for the installation of their pole sign, pole signs are limited to sixty feet in height, however they are proposing one hundred twenty-five feet, therefore a variance of sixty-five feet.

**1167.06c Conditionally Permitted Use:**

- (1) Points of ingress and egress shall be located no less than seventy-five feet from a street intersection, measured from the street right-of-way lines or from adjacent residential districts.
- (2) The minimum lot area shall be 20,000 square feet and so arranged that ample space is available for motor vehicles which are required to wait.
- (3) Underground storage tanks shall be located not less than fifty feet from any R or MF District or from the lot line of any adjacent residential or multifamily development.
- (4) Vehicles shall be stored outside the City right of way.
- (5) All buildings and vehicle storage areas shall be screened from adjacent residential uses by an obscuring fence or greenbelt in accordance with Sections 1175.04 and 1175.05 .
- (6) All repairs shall be done within an enclosed building.

**1339.20a Pole Signs**

(a) Pole signs shall not exceed a height of sixty feet measured from the finished grade of the ground where the sign is placed. Any sign exceeding sixty feet shall be subject to review and approval of the Zoning Board of Appeals.

**Existing land use:** B-2, General Business District

- **Proposed land use:** B-2, General Business District
- **Number and type of structures:** One, Gas Station, building and gas pumps
- **Parking:** More than needed.
- **Access/Egress:** One, Roundabout, new road will serve southern neighbor
- **Landscaping/Open Space:** Wetlands in Front, Landscaping Plan TBD

**5. STAFF REVIEW AND ANALYSIS**

- Ingress and Egress will be handled by a roundabout over 600' east of the I-71 Offramp. Parcel area is over 35 acres, well above the needed 20,000 sf. Underground tanks are located near the center of the front yard, over 750' from any property line/residential area. There is no auto repair and they do not allow truck traffic other than deliveries of gas and items for the store. The 125' tall sign is typical for Buc-ee's along Interstate Highways for visibility both directions.

- **Impacts on Surrounding Area (traffic, drainage, character, etc.):** This will increase traffic flow, exterior lighting and will impact storm water runoff. These issues will be discussed during site plan review.
- **Staff Comments/Agency Feedback:** (Include comments from Engineering, Fire, Public Works, etc.) This proposed development would be beneficial to the City of Mansfield. The sign would also be near I-71, not near residential zoning.

**6. PUBLIC NOTICE AND COMMENTS**

- **Notice Provided On:** 5/15/2026
- **Number of Notices Mailed:** 11
- **Public Comment Summary:**
  - Received, None.
  - Comments attached (include summary or excerpts)

**7. STAFF RECOMMENDATION**

- X Approval
- Approval with Conditions
- Denial
- Table for Additional Information
  - **Conditions (if applicable):**

1. \_\_\_\_\_
2. \_\_\_\_\_

**Prepared by:** Adam Gongwer

**Title:** City of Mansfield zoning official

**Date:** 5/21/2026



