

CONDITIONAL-USE APPLICATION BINDER

Westinghouse Home of Tomorrow Museum

895 South Andover Road | Mansfield, Ohio

Applicant	North Central Ohio Industrial Museum (NCOIM)
Tax Status	501(c)(3) nonprofit EIN 47-2390037 Ohio 2338579
Requested Action	Conditional-use and site-plan approval for a limited, reservation-based museum
Submission Date	July 24, 2026

Prepared for the Mansfield Planning Commission

COVER LETTER

July 24, 2026

Mansfield Planning Commission
City of Mansfield
30 North Diamond Street
Mansfield, Ohio 44902

Re: Conditional-use and site-plan application - Westinghouse Home of Tomorrow Museum, 895 South Andover Road

Commission Members:

North Central Ohio Industrial Museum respectfully submits this consolidated application binder in support of its request to operate a small, reservation-based museum in the historic Westinghouse Home of Tomorrow at 895 South Andover Road.

The proposal is intentionally limited. It preserves the existing residence, driveway, landscaping, and residential appearance. No new building, addition, parking lot, driveway, curb cut, or outdoor exhibit is proposed. The museum will operate seasonally from May through October, Thursday through Sunday from 1:00 to 4:00 p.m. Tours will be scheduled in advance, limited to no more than 10 visitors, and accommodated entirely on the existing improved driveway.

This binder responds directly to the applicable museum standards in Mansfield Codified Ordinance 1183.03(b), the Planning Commission's request for a more complete operating and site plan, and the concerns submitted by neighboring property owners. The applicant also accepts enforceable operating conditions designed to preserve the neighborhood's safety, privacy, and residential character.

The historic resource cannot be separated from this site: the house itself is the principal museum artifact. The requested use offers a practical path to preserve it while controlling traffic, parking, lighting, noise, and future expansion.

Respectfully submitted,

North Central Ohio Industrial Museum
By: Jerry Miller
Title: President

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1. EXECUTIVE SUMMARY

The request

Approve a limited museum use within the existing historic residence, subject to the operating safeguards and site commitments in this binder.

Proposal at a Glance

- Small, reservation-based tours limited to 8-10 visitors.
- Seasonal hours: May through October, Thursday through Sunday, 1:00-4:00 p.m.
- Estimated attendance of up to approximately 300 visitors annually during the initial years, with attendance expected to decline after the first two years.
- One annual open house, limited to a maximum total attendance of 50.
- No reliance on on-street parking; the existing two-vehicle-wide loop driveway can demonstrate capacity for up to 10 SUV-sized vehicles while retaining an open travel lane.
- One-way circulation: enter through the southern driveway, move through the existing loop, and exit through the northern driveway.
- No new structure, addition, parking area, driveway, curb cut, or outdoor exhibit.
- Existing mature landscaping will remain, with supplemental arborvitae screening where shown on the site plan.
- No new parking-lot lighting; exterior lighting will not shine directly onto adjacent properties.
- Any material expansion in attendance, hours, events, buildings, parking, exterior activity, or site improvements will require further City review.

Why This Site Is Unique

The proposed museum is inseparable from the Westinghouse Home of Tomorrow. Unlike a newly constructed museum, the applicant cannot relocate the use to a different road or site without losing the historic resource the museum exists to preserve. The application therefore asks the Commission to evaluate existing site conditions together with strong operating limits that prevent a small historic-house museum from functioning like a conventional public attraction.

Central Compatibility Finding

With advance reservations, small tour groups, on-site parking, one-way driveway circulation, retained landscaping, controlled lighting, and no physical expansion, the proposed use can operate with minimal impact and retain the property's residential appearance.

2. PROPOSED CONDITIONS OF APPROVAL

To convert the applicant's promises into enforceable protections, NCOIM proposes that approval be conditioned upon the following:

1. Tours shall be by advance reservation only and limited to a maximum of 10 visitors per tour.
2. Regular operating hours shall be May through October, Thursday through Sunday, from 1:00 to 4:00 p.m.
3. The museum may conduct no more than one open house per calendar year, with maximum total attendance of 50. Admissions and arrivals shall be managed so that the number of vehicles on site does not exceed available on-site parking capacity.
4. All visitor parking shall be accommodated on the subject property; visitors shall be instructed not to park on Dickson Parkway or South Andover Road.
5. Visitors shall use the existing one-way loop: entrance at the southern driveway and exit at the northern driveway.
6. No tour buses or motor coaches shall be permitted. Any school-bus visit requires advance City approval or a separate traffic-management plan.
7. No new building, addition, parking lot, driveway, curb cut, or outdoor exhibit is approved by this application.
8. No amplified outdoor sound, routine outdoor programming, or outdoor public-address system shall be permitted.
9. Existing mature landscaping shall be retained except for ordinary maintenance or replacement; supplemental arborvitae screening shall be installed and maintained as represented on the approved site plan.
10. Exterior lighting shall be residential in character, shielded or directed downward, and shall not shine directly onto adjacent property.
11. Deliveries, maintenance, and waste collection shall occur during reasonable daytime hours.
12. The neighborhood contact shall be Jerry Miller, (419) 528-8107, contact@NCOIM.org. The applicant shall maintain a written log of complaints and responses.
13. Subject to final feasibility and City approval, the ADA accessible parking space shall be located in the last parking position on the north side of the driveway, with a ramp and direct accessible route to the front entrance on South Andover Road.
14. Any material increase in hours, tour size, special-event frequency, exterior activity, building area, parking area, or visitor capacity shall require review and approval by the City.
15. The approved use shall remain subordinate to preservation of the historic residence and maintenance of the site's residential character.

3. NARRATIVE OF OPERATIONS

Purpose and Character

NCOIM proposes to preserve and interpret the 1934 Westinghouse Home of Tomorrow as a historic-house museum. The building, rather than a collection housed in a generic commercial facility, is the principal artifact. Museum activity will occur inside the existing residence, with no routine outdoor exhibit or program area.

Tour Format and Capacity

The museum will operate seasonally from May through October, Thursday through Sunday from 1:00 to 4:00 p.m. Tours will be offered by advance reservation and limited to no more than 10 visitors per tour. Reservations allow the operator to control arrival times, prevent vehicle stacking, provide parking instructions in advance, and avoid unscheduled public traffic.

Annual attendance may reach approximately 300 visitors during the initial years of operation and is expected to decline after the first two years as the initial interest in the museum diminishes.

Staffing and Visitor Control

A museum representative will be present whenever visitors are on site. Visitors will remain with the tour group and will not be permitted to enter neighboring property. Photography will be limited to the museum property; visitors will be instructed not to photograph neighboring homes or private yards.

Arrival, Parking, and Departure

Reservation confirmations will direct visitors to enter the southern driveway, travel one way around the existing loop, park on one side of the improved surface, and exit through the northern driveway. The opposite side of the approximately two-vehicle-wide driveway will remain open for circulation. Gray rectangles on the site plan are conservative SUV-sized capacity indicators, not proposed striped parking spaces.

Events, Deliveries, and Maintenance

Regular operation will consist of indoor tours. NCOIM proposes one open house per calendar year, limited to a maximum total attendance of 50. Admissions and arrivals will be managed so that on-site vehicle capacity is not exceeded. No amplified outdoor events are proposed. Deliveries and maintenance will be scheduled during daytime hours.

ADA Accessibility

The proposed ADA accessible parking location is the last parking position on the north side of the driveway, with a temporary ramp, as needed, and direct accessible route to the front entrance facing South Andover Road. Because this arrangement remains subject to final feasibility and City review, it is identified as the proposed and temporary ADA accessibility plan rather than an existing completed improvement.

Expansion Controls

This application does not seek approval for additional buildings, enlarged parking, outdoor exhibits, increased tour capacity, or unrestricted public hours. Any material change will be submitted for City review before implementation.

4. RESPONSE TO APPLICABLE CONDITIONAL-USE STANDARDS

Mansfield Codified Ordinance 1183.03(b) contains six museum-specific standards.

1. Thirty-foot side and rear setbacks

Status

Substantial / existing-condition approval requested

The enclosed house and garage measurements shown exceed 30 feet (Exhibit C). The outer edge of the existing open porch is approximately 28.65 feet from the eastern property line, 1.35 feet short of the stated standard if that boundary is deemed a side or rear line. The porch and residence are longstanding existing conditions. No enlargement or reduction in setback is proposed. The applicant requests approval of the existing condition as part of the conditional use.

2. Height and increased yards

Status

Existing nonconforming structure; no change proposed

The property is in the R-1 district, where the published code lists a 25-foot and two-story maximum for residential uses. The residence predates the present requirement. The previously reported 33.5-foot figure was measured to the chimney and is not a code-defined building-height measurement. No vertical addition or height alteration is proposed. The Zoning Official advised that the City cannot require relocation or removal of the existing structure but that the Commission may consider the existing condition in its decision.

3. Six-foot year-round greenbelt adjacent to residences

Status

Addressed through existing and supplemental screening

Parking remains on the existing residential loop driveway. Existing mature trees and landscaping will remain. Supplemental arborvitae screening is shown along the adjoining residential edge to strengthen year-round screening. No new parking lot is proposed.

4. Ingress/egress distance from intersection of two major or collector roads

Status

Not triggered by the Dickson/Andover intersection

ODOT TIMS identifies Dickson Parkway and South Andover Road as Local Roads (07). The nearest higher-classified intersection is approximately two blocks south. Therefore, the subject driveway openings are not near an intersection of two major or collector thoroughfares.

5. Access from major or collector thoroughfares

Status

Existing-site circumstance; approval requested

Both existing driveway openings connect to Dickson Parkway, a local road. No new or relocated access is proposed. The museum cannot be moved to a different thoroughfare because the historic house is the museum artifact. The Zoning Official advised that the Planning Commission may approve the existing driveways as part of the conditional use and may impose conditions. The one-way loop reduces conflicts and avoids backing onto the street.

6. Lighting not to shine directly onto adjacent properties

Status

Complies as conditioned

No new parking-lot lighting is proposed. Existing residential exterior lighting will be maintained and adjusted, shielded, or directed downward as necessary so that it does not shine directly onto adjacent property.

5. RESPONSE TO NEIGHBORHOOD QUESTIONS AND CONCERNS

The neighbors' July 14 submission raises legitimate questions about scale and future operation. The responses below distinguish the limited proposal from a conventional museum or event venue.

1. Was a traffic-impact study completed?

No traffic-impact study is included in the available application record. The operating model instead controls demand at the source: advance reservations, 8-10 visitors per tour, staggered arrivals, on-site parking, no tour buses, and one-way circulation. If the Commission believes additional traffic analysis is necessary, it may condition approval on review by the appropriate City traffic official before operations begin.

2. Was a noise study performed?

No noise study is included in the available application record. Regular activity will consist of small indoor tours. No amplified outdoor sound or routine outdoor events are proposed, and deliveries and maintenance will occur during daytime hours.

3. How will parking be managed?

All visitor parking will remain on the property. The existing loop is approximately two vehicles wide; visitors may park along one side while the other remains open for circulation. The site plan illustrates capacity using SUV-sized footprints. Reservation instructions will prohibit on-street parking.

4. What are the hours of operation?

The museum will operate seasonally from May through October, Thursday through Sunday from 1:00 to 4:00 p.m. Approval may be expressly limited to those days, months, and hours.

5. How many visitors are expected annually?

Attendance may reach approximately 300 visitors annually during the initial years and is expected to decline after the first two years. Each regular tour will remain capped at no more than 10 visitors and controlled through advance reservations.

6. How many special events are planned?

One open house is proposed per calendar year, with maximum total attendance of 50. Admissions and arrivals will be managed so that available on-site parking capacity is not exceeded. Any additional event or increase in the approved limit would require further City review.

7. Will there be buses?

No tour buses or motor coaches are proposed. Any future school-bus visit should require advance City approval or a separate traffic plan.

8. What landscaping or buffers will protect neighboring homes?

Existing mature landscaping will remain. Supplemental arborvitae screening is shown on the site plan to reinforce the residential buffer and provide year-round screening.

9. Will there be fencing?

No new fence is anticipated in the current site plan. Landscaping is the proposed screening method, in keeping with the residential characteristics of the property and neighborhood.

10. What restrictions prevent future expansion?

The approval should expressly exclude new buildings, parking areas, curb cuts, outdoor exhibits, increased tour capacity, and material increases in hours or events unless separately reviewed and approved by the City.

11. How will complaints be handled?

Jerry Miller will serve as the neighborhood contact and may be reached at (419) 528-8107 or contact@NCOIM.org. The applicant will acknowledge complaints promptly, maintain a written log, investigate concerns, and document corrective action.

Additional Concerns Raised

Property values: No unsupported prediction is offered. The proposal's land-use response is to preserve the historic residence, avoid physical commercial expansion, retain landscaping, and bind the operation to a small residential scale.

Safety and emergency access: No vehicle may block the open circulation lane. All parking remains within the property, and the one-way loop avoids backing into Dickson Parkway.

Privacy and security: Visitors remain with a guide, photography of neighboring homes and yards is prohibited, and supplemental screening reinforces separation.

Environmental and construction impacts: No new construction, parking lot, or outdoor exhibit is proposed. The playset has been removed and that area restored to lawn.

Neighborhood character: The residence and residential landscape remain. The proposed conditions prevent the property from becoming an unrestricted event venue or conventional high-volume museum.

6. PARKING AND TRAFFIC PLAN

The parking and circulation exhibit (Exhibit A) should be read as an operating plan, not a proposal to stripe or pave parking spaces.

- Southern driveway: visitor entrance.
- Existing loop: one-way circulation as marked.
- Northern driveway: visitor exit.
- Gray rectangles: conservative SUV-sized vehicle footprints illustrating capacity, not permanent spaces.
- Existing visible vehicle: scale reference demonstrating that the capacity indicators are at least vehicle-sized.
- Open lane: maintained continuously for circulation and emergency access.
- Street parking: prohibited by reservation instructions.

The worst-case illustration assumes that each member of an 8-10-person tour arrives separately. The plan demonstrates that those vehicles can be accommodated on site without using neighborhood streets for parking.

Proposed Accessible Parking and Route

Subject to final feasibility and City approval, the last parking position on the north side of the driveway will serve as the accessible space. A temporary ramp (as needed) and direct accessible route will connect that space to the front entrance facing South Andover Road.

7. LIGHTING, LANDSCAPING, PRIVACY, AND SECURITY PLAN

Lighting

No parking-lot lighting is proposed. Exterior fixtures will remain residential in scale and will be shielded, directed downward, or adjusted so that light does not shine directly onto adjacent property.

Landscaping and Buffering

Existing mature trees and landscaping are to remain. Because the base aerial was taken in winter, the site-plan overlays identify landscaping that is not readily visible in the photograph. Supplemental arborvitae shown on the plan will strengthen year-round screening adjacent to residential property.

Privacy and Visitor Conduct

Visitors will remain with the tour group. Museum instructions will prohibit entry onto neighboring property and photography directed at neighboring homes or private yards.

Security and Complaints

A museum representative will be present during operations. Jerry Miller will serve as the neighborhood contact at (419) 528-8107 or contact@NCOIM.org. The applicant will retain a complaint log and address verified issues through scheduling, visitor instructions, lighting adjustment, landscaping maintenance, or other reasonable corrective measures.

8. PRESERVATION AND RESTORATION PLAN

The proposed use is preservation-led. The house itself is the historic resource, and the operating plan is designed to support continued stewardship without changing the residential form of the site.

- Retain the existing exterior form and historic character of the residence.
- Complete restoration and maintenance in phases consistent with available funding and applicable approvals.
- Keep museum interpretation primarily inside the existing building.
- Avoid additions, exterior exhibit structures, parking expansion, and new curb cuts under this application.
- Maintain lawn, mature landscaping, and residential-scale exterior lighting.
- Return any future material site change to the City for review before construction or implementation.

Preservation principle

The site is not merely a location selected for a museum. The Westinghouse Home of Tomorrow is the object being preserved and interpreted.

9. SUPPORTING EXHIBITS

The following exhibits document the existing site, proposed operations, roadway classification, structure footprint, measurements, City guidance, and neighborhood submission.



Exhibit A - Annotated Site Plan: landscaping, illustrative parking capacity, and one-way circulation

Site Plan Notes

- Base aerial obtained from Richland County Auditor and dated December 5, 2021
- The playset shown in the aerial has been removed and the area restored to lawn
- Property boundaries and lot dimensions are based on Richland County Auditor information; additional measurements are approximate
- Visitors will enter through the southern driveway, travel one way through the existing driveway, and exit through the northern driveway
- No new structures, additions, driveways, curb cuts, parking areas, or outdoor exhibits are proposed
- Existing landscaping and residential character will be maintained

Exhibit B - Site Plan Notes

[illegible]

Room Type	Area
A	1115
B MG&BG MASONRY/BRICK GARAGE	461
C Basement- UNFIN BSMT / 1STAS MASONRY	136
D OMP- OPEN MASONRY PORCH	120
E STOOP-STOOP	96
F OFF- OPEN FRAME PORCH	43

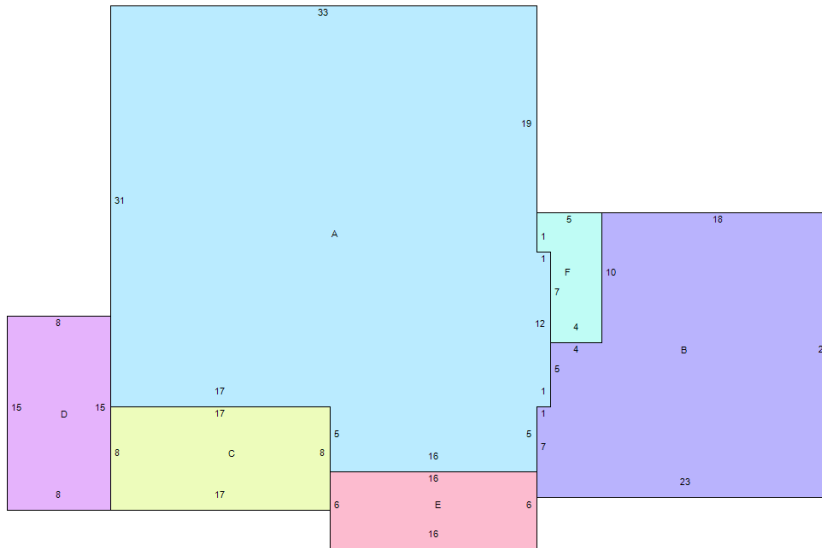
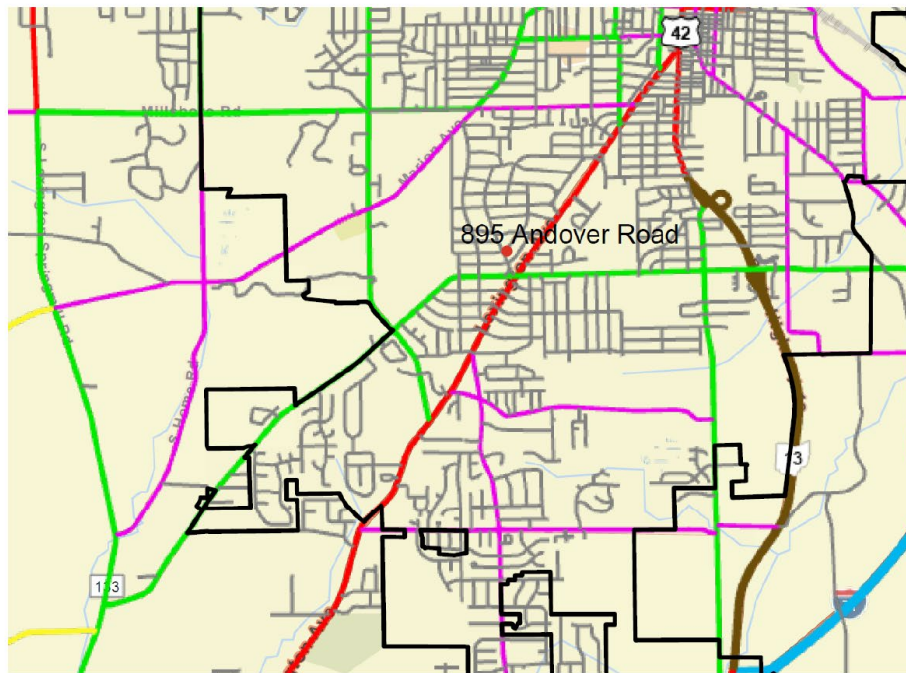


Exhibit D - Richland County Auditor Building Footprint



Functional Class

- 1 - Interstate
- 2 - Other Freeway and Expressway
- 3 - Principal Arterial
- 4 - Minor Arterial
- 5 - Major Collector
- 6 - Minor Collector
- 7 - Local

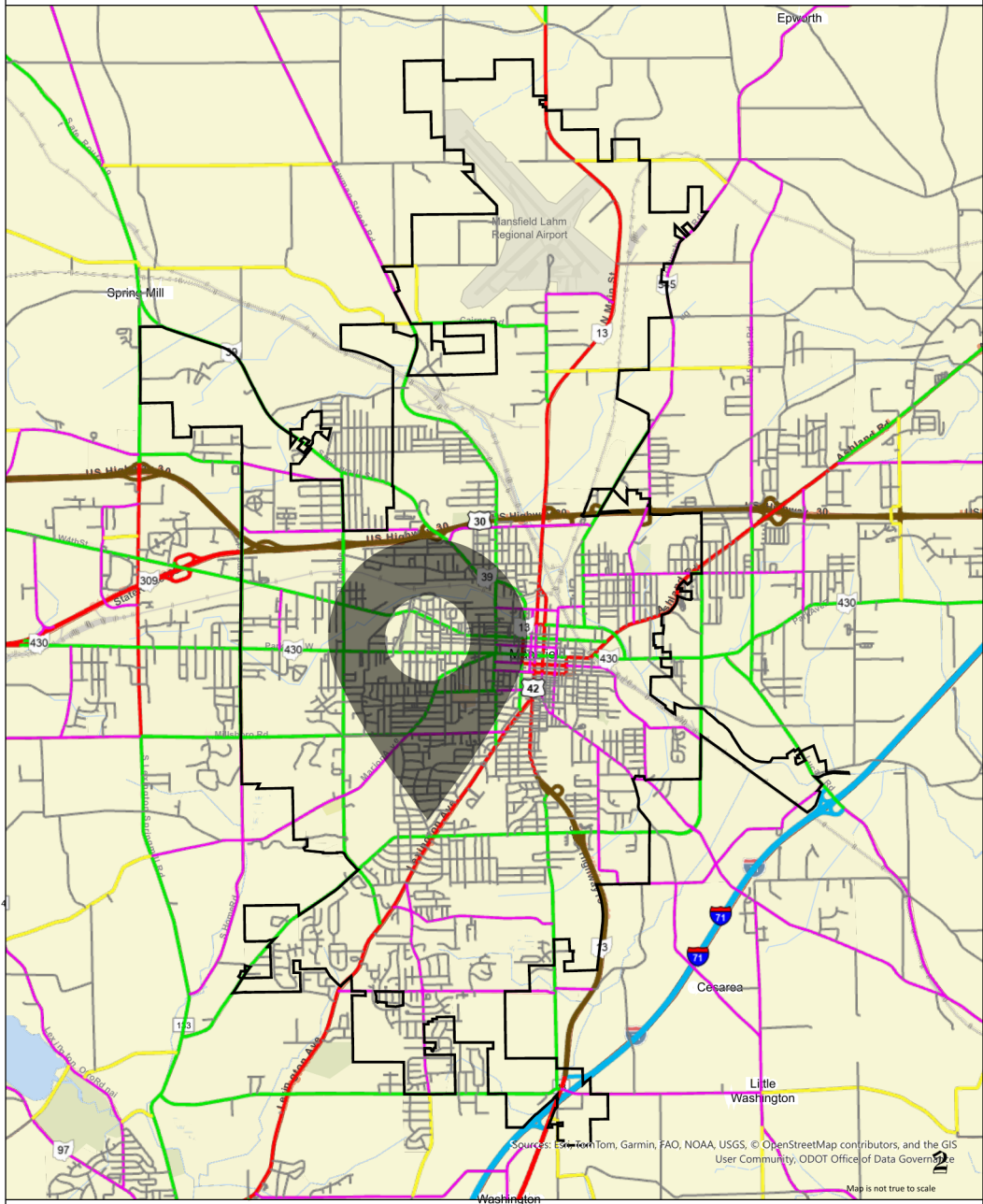
Exhibit E - Enlarged ODOT TIMS Roadway Functional Classification Detail

Functional Class

2025 Roadway Functional Classification

CITY - MANSFIELD

TIMS TRANSPORTATION
INFORMATION
MAPPING SYSTEM



- Functional Class
- 1 - Interstate
 - 2 - Other Freeway and Expressway
 - 3 - Principal Arterial
 - 4 - Minor Arterial
 - 5 - Major Collector
 - 6 - Minor Collector
 - 7 - Local

This map depicts the roadway functional classifications as of January 1, 2025. Functional classification is the grouping of roads, streets, and highways into a hierarchy based on the type of service they provide. The Federal Highway Administration (FHWA) defines the following functional classes: (01) Interstate, (02) Freeway or Expressway, (03) Principal Arterial Road, (04) Minor Arterial Road, (05) Major Collector Road, (06) Minor Collector Road, and (07) Local Road.



Ohio Department of
Transportation

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Exhibit F - ODOT TIMS Roadway Functional Classification Map - City Context

Roadway Information

Road Inventory

Road Inventory

JURISDICTION_CD,ROUTE_TYPE

-  Interstate
-  US Route
-  State Route
-  County Route
-  Township Route
-  Municipal Route
-  Ramp
-  Private Route
-  Bike Route
-  Other

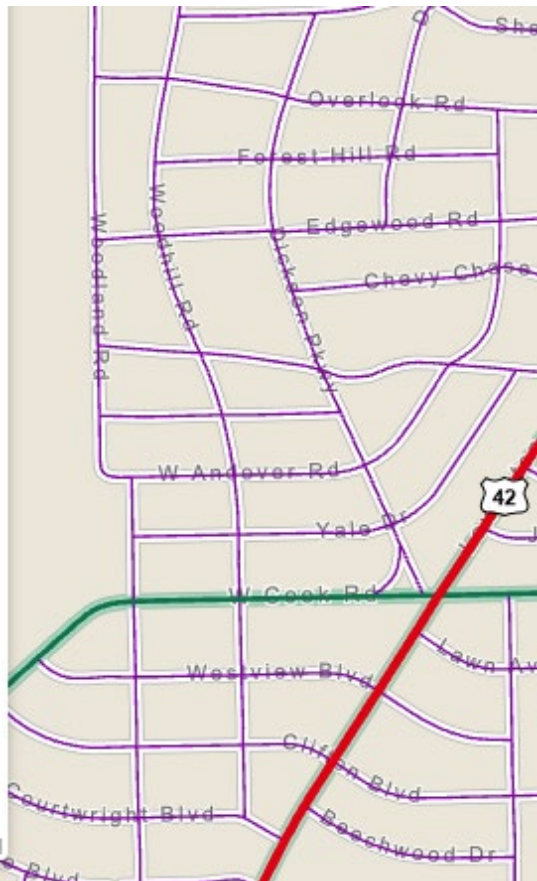


Exhibit G - Zoning Official Correspondence Regarding Street Classification

From: Adam Gongwer [<mailto:agongwer@mansfieldohio.gov>]
Sent: Wednesday, July 15, 2026 11:09 AM
To: contact@ncoim.org
Subject: Neumann's questions and Site Plan needed

Hi Jerry, attached are the questions that Sharlene had. I would recommend answering those plus her other concerns in your next document.

For Planning commission, here is what we will need for your presentation. If you send it to me before July 24th, I can also email it to the planning commission members.

Here are the conditions planning commission members will want answers to as well in your site plan docs.....

(b) Churches and Other Building for the Purpose of Religious Worship; Libraries and Museums.

- (1) All structures shall be located at least thirty feet from all side and rear property lines.
- (2) Buildings of greater than the maximum height allowed in a given district are permitted provided that front, side and rear yards are increased above the minimum required yard setback by one foot for each foot the building exceeds the maximum height allowed.
Now 33 1/2'
- (3) Wherever the off-street parking is adjacent to land developed for one- or two-family residential purposes, a continuous and obscuring year-round greenbelt six feet in height shall be provided along the sides of the parking area adjacent to the residential development.
- (4) All points of ingress and egress shall be located no closer than seventy-five feet from the intersection of two major or collector thoroughfares, measured from the street right-of-way line.
- (5) Points of ingress and egress shall be available only from major or collector thoroughfares and shall not be available.
- (6) Lighting shall not shine directly onto adjacent properties.

They are wanting more details on hours of operation, etc. Maybe use your original 2 page doc and expand it with original site plan from the 30's, your answers to Sharlene doc and answers to the code requirements for conditions.

Let me know if you have any questions

thanks



Adam Gongwer, Zoning Official
City of Mansfield, Division of Permitting and Development
30 N. Diamond St. Mansfield, OH 44902

O: (419) 755-9688 • D: (419) 755-9873
Web: [Building Codes & Permits](#)

To: Richland Planning Commission

Date: July 14, 2026

From: Bob & Sharlene Neumann

Re: Zoning change

Thank you for the opportunity to express our concerns about the museum being considered right next to our home.

I appreciate the value that a museum can bring to our community. However, placing it immediately adjacent to established homes raises legitimate concerns about traffic, safety, privacy, noise, parking, property values, and the character of our neighborhood.

My husband and I purchased our home four years ago with the expectation of residential surroundings. In our view, the museum fundamentally changes the character of the area.

These are the concerns that we want to raise.

1. **Property Values**- there are three concerns here:

- a. That the homes bordering a commercial or public attraction may be harder to sell
- b. Potential reduction in market value due to increased traffic and reduced privacy
- c. Difficulty attracting future buyers.

2. **Traffic and Safety**- there are four concerns here:

- a. Increased traffic on Dickson Parkway and Andover- coming off of Cook Rd, drivers tend to speed up right before the property in question and continue past our house. Most drivers do not stop at the Four way stop sign.
- b. More congestion is anticipated during special events, Ribbon cutting, private parties etc.
- c. Increase risk to children, pedestrians, and bicyclists. - my grandchildren play in our yard right beside this house. The run clubs at the Y, runs on Andover, Kids bike to the woodland pool, Bicycles access this area to get to the sidewalk leading to the bike trail.
- d. Emergency vehicle access could be affected.

Exhibit H-2 - July 14, 2026 Planning Commission Materials

3. **Parking-** there are four concerns here:
 - a. Visitors parking on Dickson Parkway and Andover. These are already very busy Streets, Dickson is a cut through parallel to Woodhill and Andover intersections with Woodhill and Andover.
 - b. Overflow parking blocking driveways
 - c. Limited parking for residents and guest.
 - d. Increased enforcement issues
4. **Noise-** there are five concerns:
 - a. Tour buses arriving throughout the day
 - b. Outdoor events, speakers, or ceremonies.
 - c. Delivery trucks
 - d. Early morning maintenance or late evening activities
 - e. Increased general foot traffic and conversations.
5. **Privacy-** there are three concerns:
 - a. Visitors looking into your yard or home
 - b. Loss of privacy due to nearby public activity.
 - c. Potential for photography of neighboring homes
6. **Security-** there are three concerns:
 - a. More strangers walking near our property.
 - b. Increased opportunity for trespassing.
 - c. Potential increase in vandalism
7. **Lighting-** there are three concerns:
 - a. Parking lot lighting shining into our home
 - b. Security lights remaining on overnight
 - c. Light pollution affecting sleep
8. **Environmental-** there are three concerns:
 - a. Air pollution from increase traffic
 - b. Potential look of the structure- the color of the house
 - c. Months or years of disruption in the neighborhood.
9. Will there be **Future Expansion-** there are 5 concerns:
 - a. Concern that today's museum could expand tomorrow
 - b. Additional buildings

Exhibit H-3 - July 14, 2026 Planning Commission Materials

- c. larger parking lots
- d. Outdoor exhibits
- e. More frequent events

10. Neighborhood Character: one concern

That this proposed Museum will fundamentally change the character of the area.

Questions for the Commission

1. As a traffic impact study completed?
2. Was a noise study performed?
3. How will parking be managed?
4. What are the hours of operation?
5. How many visitors are expected annually?
6. How many special events are planned each year?
7. Will there be buses? School busses?
8. What landscaping or buffers will protect neighboring homes?
9. Will there be fencing?
10. What restrictions prevent future expansion?
11. How will complaints from neighbors be handled?

Closing Statement

Thank you for taking the time to listen to the concerns of the surrounding neighbors.

This decision is about much more than one property. It is about preserving the integrity of a well-established residential neighborhood that families have invested in for decades. The existing zoning was created for a reason- to provide stability, predictability, and protection for homeowners who chose to build their live here.

Changing the zoning for a single property sets a precedence that extends far beyond this one request. Once a residential zone is altered, it becomes increasingly difficult to maintain the character and purpose of the neighborhood in the future.

I am not questioning the historical significance of this home or the value of

preserving local history. The issue before you this afternoon is whether a museum belongs in the middle of an established residential neighborhood. I do not believe it does.

My reasonable expectation when purchasing my property was that the woodland neighborhood would remain residential. A museum, regardless of its size or intentions, introduces different patterns of use, including increased traffic, parking demands, special events, commercial activity and visitors. These are fundamental differences from the quiet enjoyment that residential zoning is intended to protect.

You should consider not only today's proposal but also the long-term impact on the neighborhood and on future zoning decisions. Your decision will send a message about whether established neighborhoods like WOODLAND can rely on the protection that zoning is intended to provide. I am asking the commission to not move forward with the request.

Thank you for your consideration,

Bob and Sharlene Neumann

Sharlene Neumann
Robert Neumann
July 14, 2026

Exhibit H-5 - July 14, 2026 Planning Commission Materials



City of Mansfield

Jodie Perry, Mayor

Bureau of Buildings, Inspections, Licenses and Permits

30 N. Diamond Street - Mansfield, OH 44902 - (419)755-9688 Fax-(419)755-9453
www.ci.mansfield.oh.us

Site Plan Requirements

Site plans required to be submitted under City Code and applicable Building Codes are intended indicate the existing and proposed use of land and the location of structures on such land. Site Plans shall be neatly drawn to a recognized scale and accurately dimensioned. The scale and dimensions shall be clearly indicated on the site plan. Some of the required information may be available from resources such as the Richland County Auditor, Richland County Tax Map Office, and this department. If the preparer is unsure of the information, it is recommended to contact this department prior to making a formal submission. It is the responsibility of the Property Owner, regardless of who prepares a site plan, to verify the accuracy of the information contained within the site plan. Sample site plans are attached to this document for reference purposes only. Site Plans shall include the following minimum information:

- Owner Name.
- Property Address.
- A mark indicating the northerly direction.
- Locations of nearest streets.
- All property and interior lot lines with distances from lot lines.
- Setback and side yard dimensions.
- Size and location of all existing and proposed structures.
- Width and length of proposed drives and curbs, if applicable.
- Distance to nearest intersecting roads.
- Floodplain location with base flood elevations, if applicable.
- Locations of existing and proposed utilities (including public water or sewer, well, septic, electric, natural gas, and propane tank).
- The existing and intended use of the property and structures on the property. For residential developments, indicate the total number of dwelling units in each building.

The following information is helpful during the plan review phase but not mandatory for submittal. Please note that any discrepancies or features not noted on the approved site plan may be subject to failure of a field inspection.

- Streams, ponds, waterways, rivers, and pertinent drainage patterns.
- Areas to be disturbed, cleared, grubbed, etc.
- Indicate dimensions to all streets, alleys, roads, and driveways.
- Reference all easements.
- Additions must show a footprint of the entire building. Existing and proposed construction shall be clearly distinguished.

Applicable Code References:

Residential- 2013 RCO 106.1.3; Commercial- 2017 OBC 106.1.1; City Code- 1155.03

\\SHAWSHANK\Codes\CHECKLISTS AND FORMS\Site Plan Requirements.docx Revised 04/12/2016

Page 1 of 1

Exhibit I - City of Mansfield Site Plan Requirements (first page)

Exhibit J-1 – Emails of Support Received by NCOIM

From: Julie Rohl [mailto:juliejrohl@gmail.com]
Sent: Friday, July 24, 2026 8:16 AM
To: NCOIM
Subject: Re: FW: WHoT Binder for MPC Meeting

To Whom it May Concern,

As fairly close neighbors to the proposed Westinghouse "Home of Tomorrow" Museum we emphatically support the transition of the home back to a place of public access and enjoyment.

We strongly feel having this unique structure thoughtfully and professionally restored and preserved for future generations would be a positive for our neighborhood and Mansfield as a whole.

We have read the proposal and find that every effort has been put forth to not disrupt the quiet, residential nature of our area. We also do not think the traffic impact of a museum would be greater than what we could expect of a family with enough kids to fill the bedrooms living there. All you need to do is look towards the calm of the area around Oak Hill Cottage to see how a house museum (even one with public meeting spaces which this museum will not have) is in no way a detriment to its neighbors, but quite the reverse.

Best regards,
Julie and John Rohl
800 Andover Rd.

From: Bill Campbell [mailto:willycoh@gmail.com]
Sent: Sunday, June 28, 2026 9:03 PM
To: Mears, Cliff
Cc: contact@ncoim.org; Tim Hester
Subject: Westinghouse Museum Proposal

Hi Cliff,

Just wanted to let you know that Lin and I will not be opposing the project as defined. We still have concerns about the details regarding parking etc.. but see there may be as many positives as negatives for our situation.. particularly having a well manicured and maintained property next door. This is not to say that Kelly is not maintaining it now.. she certainly is.. but since she does want to sell, this is one way of ensuring a potentially good neighbor in that house.

I will express my concerns relative to traffic and parking control and request at least a continuation of the green coverage along the portion that looks directly into our house from that house..

I've also talked to Kelly about possibly buying a 2 or 3 foot sliver so we could slightly widen our driveway on that side.. only real issue is right across from the portion of our house that is closest to the driveway. Jerry.. not sure if that's something that would be open for discussion if you move forward. Assuming it's a reasonable amount.. might bring a little cash into the project!

Cliff.. appreciate you reaching out to others on this issue.

Thanks
Bill

Exhibit J-2 – Emails of Support Received by NCOIM

From: Clara Billotte [mailto:clarabillotte1953@gmail.com]

Sent: Friday, July 24, 2026 7:37 AM

To: JERRY MILLER

Subject: Westinghouse of Tomorrow

To Whom This May Concern:

I am sending this email in total support of NCOIM 's proposal to purchase, restore, and to save this vital piece of Mansfield Richland County history. As recent events have occurred with so much loss of our local community 's heritage, this is a chance to redeem some local pride on a larger scale.

To me it would fit in nicely with the resurrection of Mansfield. The downtown area's progress, the hotel project, The Renaissance Theater updates, Mansfield Playhouse. The Westinghouse of Tomorrow would be another jewel in Mansfield 's coming alive plans.

I strongly urge this Planning Commission to go forward by approving NCOIM'S proposal, which I believe addresses concerns in a thoughtful manner.

Respectfully Yours,
Clara L Billotte, President
Shiloh Area Historical Society

From: Tom Meehan [mailto:thomas.stuart.meehan@gmail.com]

Sent: Monday, June 8, 2026 3:06 PM

To: NCOIM

Subject: Re: 895 Andover Rd The Westinghouse Home of Tomorrow

Congratulations Jerry,

It seems to me the " what's in it for me" to the nearby residents could be more significant than a typical house museum because the home is tied to an important part of Mansfield's industrial history. It appears your proposal envisions a nonprofit with limited hours, docent-led tours, and visits by appointment to a relatively small, appointment-based museum rather than a major tourist destination.

The home is one of Mansfield's best-known historic properties and it attracted tens of thousands of visitors when it first opened. Preserving it as a museum helps ensure it is maintained rather than altered or demolished. The investment in restoration, landscaping, and long-term maintenance, and preservation planning ensures the upkeep of the property.

Historic districts and neighborhoods often gain visibility and identity. In addition, if the project attracts grants and public attention, there can sometimes be additional improvements such as better signage, streetscape maintenance, and neighborhood beautification efforts.

Thanks for your initiative! My sense is not just a win for the community but for the neighborhood.

Tom Meehan
Paladin Human Resources Services
884 Dickson Parkway
Mansfield, Ohio 44907

Source and Verification Notes

This binder was assembled from the source files available on July 23, 2026: the July 14 Planning Commission materials; City site-plan requirements; annotated site-plan presentation; Auditor aerial, footprint, and parcel measurements; ODOT TIMS maps; and Zoning Official correspondence.

Mansfield's online code presently displays six museum-specific criteria in MCO 1183.03(b). This binder therefore responds to all six published criteria and separately addresses the neighbors' eleven questions. The online text of subsection (5) is incomplete; the administrative interpretation supplied by the Zoning Official is summarized in the response.

Measurements shown are approximate and based on applicant and Auditor materials. Final lot-line designation, zoning height treatment, and any required site-plan certification remain subject to City review.