

## Public Hearing - Rezone

June 3<sup>rd</sup>, 2025  
@ 6:45pm

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**DEBORAH MOUNT:** Alright, it's 6:45pm, and we will go ahead and call the Public Hearing for the rezone of sixteen parcels located at and around Airport West and Cairns Rd. to the corner. And, I will invite Mayor Perry and Mr. Thomas to bring us up to speed on this.

**BARRETT THOMAS:** We are excited about this opportunity. So, this takes sixteen parcels and rezones them I-2 instead of I-1. This does several really useful things for us. This includes Airport West which is our industrial park that is, has all utilities in place and is ready to go. We got one spec building that was built there and filled, another spec building going in this year and thirty-one and a half acres left to sell and build out. (*"This is always weird to me." {photo taken} "God, what was I talking about?"*). So, in economic development, those real estate entitlements are really a big deal. I just took a real estate entitlement class two weeks ago. In making sure that we, the city, do all of our homework to make sure that we got all the zoning and the permitting and the site patrol lined up so we can attract the companies that we are looking for. So, we are looking for manufacturing jobs that have high wage, high skill levels that will help us bring in the income tax revenue that we are looking for. So, when it's Zone I-1, that light industrials that does a lot of logistics and distribution, which is what's currently out there. It will do some light assembly which is what's there with Woodcraft Cabinetry. But as we are doing site work and kind of talking to companies and trying to bring them in, we're limited with a I-1 since we don't know what they're in use is going to be. So, as you look for high skill, higher wage jobs, that often goes with larger capital expenditures, which are bigger operations which fall in the I-2 category often. So, this is us kind of doing our homework to make sure we have everything done on our side to be as business-friendly to make sure we have everything set and ready to go for when companies are interested, and they are looking at the City of Mansfield. We've got a place for them. We have land that has utilities, that's zoned correctly. So, all of those things reduce the risk to a company locating here compared to somewhere else. When they are looking at other places they can go, the lower the risk is, because they don't know how good we are at our jobs and how friendly we are. Like, other city councils are contentious, and it's difficult to get things done. So, if we get it all done ahead of time, that checks all those boxes and just says this will cost us less time, has less risk. We can put more money into this project and we'll turn that into revenue faster. That's really the reason that we started this process. It also includes some of the other land that we have around the airport that we are looking to put a solar landfill project onto. A solar array that sits on top of the closed landfills, we cannot use that land for anything else, forever and ever amen. So, a solar array is a great use of that land that can't be re-used. So, this is a super cool project, been working on this project. It will be three years in August, frightening, but all of these things take a lot of time. So, it's a solar array where solar panels are mounted on these concrete ballets, literally just sits on top of the land, so we can't put the postings around. We've got a solar developer that is on the hook and is very interested in this project. I-2 is the zoning they need for that as well. Those are a lot of reasons we are looking to do this rezone. Happy to answer questions?

**MAYOR JODIE PERRY:** I will just add that, as always with rezoning, this has gone through planning commission and receives full support from the commission on this. You know, I think I would just echo what Barrett said. We think it's really important. We're not doing it because, other than the solar piece, because there just a specific project in the offing at this moment. But, you know, we respond to leads from Jobs Ohio and other areas, probably at least weekly or bi-weekly. So, while the economy is in this middling phase that it's in, we are still seeing a healthy outreach from businesses looking to build new facilities. So, we thought yeah, we might as well get this done and the existing land owners, they are very supportive of it, which would include the Adena Company, Ultamedian and Woodcraft Cabinetry. They just changed their name.

**DAVID FALQUETTE:** Maybe just dig in a little deeper, is I-2 the highest most industrial? There's not a three or four or anything like that.

**MAYOR JODIE PERRY:** Correct. This would be more on the heavy industrial. I will tip our hand a little bit to, to say that we are going to be bringing some other proposed zoning changes through to the next, probably in the July council meeting. Some tweaks, we've have spoken extensively with Councilwoman Mount. We want to do a complete overhaul of zoning eventually. But based on some of the things that we're seeing happening, we feel like we can't wait for some of those things. So, there'll be some updates to I-2. But also, some things in regards to signage and some other things that we're gonna be bringing through. So, you know, we're really trying to be strategic, I would say. You know, the land that we have left there we really want to bring in good paying jobs. I mean, it's great if they bring in 300 good paying jobs, but you know, if they pay well enough, 100 is okay. So, you know, we think to Barrett's point, these heavier industrial things tend to draw those a little better. So, we think we're setting ourselves up for a better opportunity with that.

**LAURA BURNS:** I think it is a good idea too, because we're always talking about planning and things like that. To your point about bringing in or having more options for industry, we have good trade schools in this area and we are turning out graduates every year who are really looking for jobs. And knowing that one, they have a crop of students who could come and work for them, a city that's supportive and then the ability to plan their business, I think we are setting ourselves up for success long-term. I know it takes a long time to get things like this over, put in place, but that's really exciting. So, thank you for sticking with it. I know it's not easy.

**BARRETT THOMAS:** Some companies make some site decisions. The first question is, "Do you have a place for me?" meaning do you have land, does it have utilities, is it zoned, does this fit what I am doing? The second question is always workforce. And we've been winning the workforce in a way we didn't ten years ago.

**DEBORAH MOUNT:** Anymore other questions from council? Are there any members from the general public here that want to address the rezoning? You want to come forward and state your name and address.

**CHRISTINE BELL:** My name is Christine Bell. And I live at *778 Cairns Rd. Mansfield, Ohio 44903*. I want to speak against this zoning. I've lived out there most of my life. I want to compliment you on the wonderful work you have been doing, and the council has been doing. But I want to speak against this zoning. I've lived out there all my life, I bought my home from my parents when I was twenty-five years old and have since a lot of work on that. I live just east of Bowman Street. And I was there when the landfill was shut down, and all the residents on west of Bowman Street were asked to move and the reason they had to move is the water was

contaminated due to industry. And if we bring in heavy industry, what will it do to the remaining residents who live there? You know, just a street is not going to stop contamination. And, so I 'm speaking against the zoning to protect our country, our property values and just our right to live in the neighborhood that we take great, great pride in. If you've ever been the east side of Cairns Road, east of Bowman Street, it's a wonderful place to live, as was the west side of Bowman Street until industry came in. So, I ask you to vote against this for the residents because you don't know the impact. You don't know what industry gonna come in, if it's heavy industrial. That says a lot. Heavy industrial can mean anything. And with heavy industrial, that could mean contamination, that could mean the ruining of our land out there where we live. Thank you very much.

**DEBORAH MOUNT:** One quick question. So, do you live on Cairns Road, across from Stevens Court over on the left side of the Madison Township, that area?

**CHRISTINE BELL:** Yes.

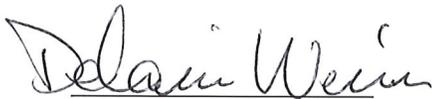
**DEBORAH MOUNT:** Ok, so not exactly on the property, up the street a block or so.

**CHRISTINE BELL:** I'm kind of catacorner from Stevens Court.

**DEBORAH MOUNT:** Ok. I think I see it on the map. I just wanted to get an idea of where you are from the thing. Anybody else here from the general public here to address? If that is all, we'll go ahead and close the public hearing at 6:56pm.

Public Hearing closed at 6:56pm.

Delaine Weiner



Clerk of Council

President Phil Scott



President of Council