

St. Bernard Board of Zoning Appeals
December 8, 2025
6:00 p.m.
MEETING MINUTES

The Board of Zoning Appeals was called to order at approximately 6:00 p.m. by Mr. Schildmeyer. The Pledge of Allegiance was recited.

Upon call of the roll, members in attendance were Mr. Gary Schildmeyer, Ms. Kelly Valerius, Mr. Keith Geraci and Mr. Brian Speed. Mr. Feldman was absent. Also, in attendance was Andrew Schweier, Zoning Administrator, presenting for staff.

Mr. Schildmeyer reviewed the hearing procedures and performed a group swearing in.

Staff read the conflict-of-Interest statement. Mr. Schildmeyer noted a conflict with case 2025-12-001. Commissioner Geraci made a motion and Commissioner Speed seconded the conflict of interest statement. The motion was passed unanimously.

Staff advised that the first order of business was to elect a Chair and Vice Chair. Staff advised that a motion and a second were required. Commissioner Geraci nominated Commissioner Schildmeyer for Chair, the motion was seconded by Commissioner Speed. Upon roll call vote the motion was passed unanimously. Commissioner Schildmeyer nominated Commissioner Valerius for Vice Chair and Commissioner Valerius seconded the motion. Upon roll call vote the motion was passed unanimously.

Old Business

Staff asked the board if the meeting minutes from September 17, 2024 had been approved. Staff advised that he could locate no records which indicated that the minutes had been approved. The Board did not recall meeting again after that date. Staff asked the Board to review what was included in their packet and asked for a motion to approve. Commissioner Schildmeyer made a motion to approve the minutes as submitted, the motion was seconded by Commissioner Speed. Upon roll call vote the motion passed unanimously with Commissioner Valerius abstaining.

New Business

Commissioner Schildmeyer recused himself at the time that case 2025-12-001 was called. Case 2025-12-001 was presented by staff. Staff read the variance request and code section which applied. Staff read each of the seven requirements with the Applicant response and Staff Comment. The staff report is submitted as part of the minutes for the record.

Commissioner Speed asked if the curb shown on page 14 was going to be torn out or the fence placed behind it. Staff advised that the curb being torn out had not been discussed, but the applicant could address that question.

Commissioner Geraci stated that he thought that the building faced Vine Street and that would be the front yard. Staff advised that due to the parcels having frontage on the other streets, those areas are also considered front yard.

Commissioner Valerious asked for the applicant. Nick Figgins, Triversity Construction. Mr. Figgins advised that they were in agreement with staff report. Staff asked Mr. Figgins to address the boards question about the curb. Mr. Figgins advised that the curb was not going to be removed and that the fence was going to be located behind the curb along Vine Street

Commissioner Valerious asked about a chain link fence mentioned in the staff report. Staff demonstrated to the board based on provided diagrams that the chain link fence is existing at the rear of Beech Street along the railroad tracks and that the rod iron fence was going to connect to the chain link at that point.

Commissioner Valerious called for anyone to speak in favor or against the request. Staff notes that there was no in the attendance besides the applicants, and the public meeting was closed.

The board had discussion on the proposed case concerning the previous rod iron fence on site. Commissioner Speed asked about adjusting the fence code for the various zoning districts. Staff advised that updating the fence code is planned, but the timing is not known. Commissioner Geraci made a motion and Commissioner Speed seconded to approve the variance request for case 2025-12-001 for reasons noted by staff, with conditions noted by Staff.

A roll call vote was taken and the motion passed unanimously:
Commissioner Geraci yes; Commissioner Speed yes; Commissioner Valerious yes.

Miscellaneous

Staff advised that no applications had been received for the January meeting. Staff advised that if no cases were submitted for February, Staff would hold a meeting to approve the minutes and notice of decision. Staff advised that by that time the board should also be able to approve the Policies and Procedures for the BZA.

A motion was made and seconded to Adjourn. All voted in favor. The meeting was closed.

Respectfully submitted,

Gary Schildmeyer, Chairman

Andrew Schweier, Secretary