

**St. Bernard Planning Commission**  
**March 5, 2026**  
**6:00 p.m.**  
**MEETING MINUTES**

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The Planning Commission was called to order at approximately 6:00 p.m. by Mr. Fraley. The Pledge of Allegiance was recited.

Upon call of the roll, members in attendance were Mr. Benjamin Fraley, Ms. Taylor Vogt, Ms. Kelly Valerius, Mr. Jonathon Stuchell and Mr. Mark Wendling. Also, in attendance was Andrew Schweier, Zoning Administrator.

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

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Mr. Fraley called for the first case.

Staff read the conflict-of-Interest statement. No conflicts were noted. Commissioner Fraley made a motion and Commissioner Valerius seconded that no conflicts were noted. The motion was passed unanimously by roll call vote.

Case 03-001-2026 was presented by staff. The request is for a Zoning Map change to 890 Kieley, Parcel # 582-0003-176-00. The amendment would change the parcel from the B-4 Business District to the M-2 Special Manufacturing District. The staff report is submitted as part of the minutes for the record.

Staff highlighted that Hilltop Concrete had sent several emails to the Village seeking approval for expansion and construction on the listed parcel and that they received permission from the Village. Staff advised that the permission was incorrectly granted by the Village and that the issue facing Hilltop was the result of the Village's mistake. The action proposed tonight was to correct that mistake so that Hilltop was in compliance with the zoning ordinance.

Commissioner Vogt asked if based on the current map, the new M-2 would not be closer than the existing M-2. Staff agreed with Commissioner Vogt.

Commissioner Fraley called for anyone to speak in favor of the request.

Time Burke, Attorney for Hilltop, came to the podium to introduce Hilltop representatives and answer questions. Mr. Burke clarified that Hilltop is not the applicant.

Kevin Sheehan, President of Hilltop Concrete, addressed the Commissioners. Mr. Sheehan addressed the purchase of the property and the relocation of their primary location which affected the operations in St. Bernard.

Rick Roth, Hilltop Concrete Plant Manager, spoke about the production remaining on the original parcel and that the expansion is for the truck wash and wash out pits

Commissioner Fraley called for anyone to speak against the request. No one rose, and the public meeting was closed.

Commissioner Wendling advised that this has been an ongoing issue which staff has been addressing. He advised that this is an effort to bring the plant into compliance. He advised it was best for Hilltop and the Village, that it works best for everyone.

Commissioner Fraley agreed.

Commissioner Vogt reiterated her earlier point that the existing M-2 is already closer than the proposed change. The use is already present and allows permit to move forward.

Commissioner Fraley asked about citizen complaints for dust. Staff advised that no complaints have been received since prior to September 2025.

A motion was made by Commissioner Fraley and second was made by Commissioner Vogt to recommend Council approve case 03-001-2026. A roll call vote was taken and the motion passed unanimously.

Case 03-002-2026 was presented by staff. Staff advised that request before the Commission was to repeal, in its entirety, Section 1127 titled "Hearing Examiner". Staff referred the Commissioners to Exhibit A where staff had laid out the reasoning for repeal. Staff advised that there was one section (1127.14 Public Hearing) which should be added to Section 1159.05 Heritage Hill. The staff report is submitted as part of the minutes for the record.

Commissioner Wendling asked about the "South Vine Development" district. Staff advised the board that Staff believes that they are the same, but has not seen that language any where else in the code.

Commissioner Vogt suggested that the phrase be eliminated from the amended code and with it placed in the Heritage Hill section, it would clarify the intent. Staff it advised that change could be made. Commissioner Fraley asked to eliminate the language as well.

There was no one in the audience to speak in favor or against the request. The public hearing was closed and the matter discussed by the Commissioners.

Commissioner Fraley advised that after reading the document, most of the roles are filled by the Zoning Administrator and there is no reason to maintain because it is redundant and Planning Commission also fills some of those roles.

Commissioner Wendling advised that if the process can be simplified and made clearer its for the best.

A motion was made by Commissioner Fraley and second was made by Commissioner Valerius to recommend Council approve case 03-002-2026. A roll call vote was taken and the motion passed unanimously.

Case 03-003-2026 was presented by staff. Staff is proposing a text amendment to Section 1135.11 titled "Property Maintenance Code-Right to Appeal". Staff is proposing under (b) that the Board of Zoning Appeals is designated as the appeals board and that the property maintenance board be eliminated. Staff is proposing under (c) that any appeal would follow the guidelines established in Chapter 1131 Board of Zoning Appeals. The previous section (c) Board Membership; (d) Vote; (e)

financial interest; and (f) records would all be eliminated as they are part of either Chapter 1131 BZA or the BZA policy and procedures. The staff report is submitted as part of the minutes for the record.

There was no one in the audience to speak in favor or against the request. The public hearing was closed and the matter discussed by the Commissioners.

Commissioner Vogt stated that this make sense with current boards that we have and a more efficient way to uphold the code. Commissioner Fraley agreed and advised that it reduces redundancy.

Commissioner Stuchell advised that the board did exist, but never met. They existed on paper due to a complicated process but were never required to meet. The BZA members are construction related professionals whose experience is not likely to be matched by another board.

Commissioner Wendling advised that an “s” needed to added for “Appeal”.

A motion was made by Commissioner Fraley and second was made by Commissioner Vogt to recommend Council approve case 03-003-2026. A roll call vote was taken and the motion passed unanimously.

The March 2026 Planning Commission was the first meeting of the year. Elections need to be held for position of Chair and Vice Chair.

A motion was made by Commissioner Valerius and second was made by Commissioner Fraley to maintain the current roles of the Commission. There was no objection. A roll call vote was held and the motion was approved unanimously.

#### Old Business

Approve minutes from December 2025 meeting.

A motion was made by Commissioner Valerius and seconded by Commissioner Fraley to approve the minutes as submitted. The motion passed unanimously by roll call vote.

#### Miscellaneous

Commissioner Fraley advised that he had been asked about the meeting being televised or taped. Mr. Fraley believed that he should at least bring it to the Commission. Staff advised that the meetings are held at a time and place so that anyone can attend. The other consideration being that one board should not have a different set of rules than another (BZA and Planning Commission). Staff did not believe that the meetings needed to be televised. Commissioners were in agreement that the meetings did not need to be televised.

Staff advised that the definitions section of the code is close to being completed and Staff wanted to give the Commission the opportunity to review the changes in advance of them being presented due to the changes being significant. Staff advised that the definitions needed to be revised prior to the Use Chart being presented as well. Staff provided the members a copy of the current definitions as

well as a copy of the proposed definitions. Staff advised that one of the changes was simply to define what a variance is because it is not currently defined by code.

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

Respectfully submitted,

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Benjamin Fraley, Chairman

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Andrew Schweier, Secretary

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