



# VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217  
Phone: (513) 242-7770 • Website: www.cityofstbernard.org

**Planning Commission**  
**March 5, 2026 @ 6:00pm**  
Council Chambers  
110 Washington Ave  
St Bernard, Ohio 45217

**Benjamin Fraley**  
Chairperson

**Benjamin Fraley**  
Chairman

**Taylor Vogt**  
Vice Chair

**Kelly Valerius**  
Commissioner

**Mark Wendling**  
Commissioner

**Jonathon Stuchell**  
Commissioner

**Roll Call:**

1 Public Hearing(s)

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

**Swearing in of Those Providing Testimony to the Planning Commission:**

Chair

**Conflict of Interest Statement**

Prior to consideration of the following agenda items, each member should examine the agenda to determine whether he or she has any conflict of interest with any agenda item.

If so, please note the agenda item for which you intend to abstain or recuse yourself as an exception to the upcoming motion. You may not discuss or vote on any item you have a conflict of interest with or act in any way to influence the deliberation or vote.

**Motion:** I move that a note be made upon the minutes that each member of the Planning Commission was furnished a copy of the agenda prior to its being considered at this meeting, and that, with the exception of the items so noted, no member has identified any conflict of interest regarding any agenda item.

Motion

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

Roll Call of Vote

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell



**VILLAGE OF ST. BERNARD**  
 110 Washington Avenue, St. Bernard, Ohio 45217  
 Phone: (513) 242-7770 • Website: www.cityofstbernard.org

**New Business:**

**Election of Chair for 2026**

Motion

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

Roll Call Vote

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

**Election of Vice Chair for 2026**

Motion

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

Roll Call Vote

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

**Agenda Item #1**

Case No 03-001-2026  
 Zoning Map Amendment  
 Hilltop Concrete

Staff Presentation: AJ Schweier

Motion

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

Roll Call Vote

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell



# VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217  
Phone: (513) 242-7770 • Website: [www.cityofstbernard.org](http://www.cityofstbernard.org)

## Agenda Item #2

Case No 03-002-2026

Zoning Text Amendment

Repeal Section 1127 Hearing Officer in its entirety.

Motion

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

Roll Call Vote

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell
--------	------	----------	----------	----------

Case No 03-003-2026

Zoning Text Amendment

Amend Section 1135.11 Property Maintenance Code-Appeals.

Motion

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

Roll Call Vote

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell
--------	------	----------	----------	----------

## Old Business:

Minutes

December 4, 2025

Motion

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

Roll Call Vote

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell



## VILLAGE OF ST. BERNARD

110 Washington Avenue, St. Bernard, Ohio 45217  
Phone: (513) 242-7770 • Website: [www.cityofstbernard.org](http://www.cityofstbernard.org)

### Miscellaneous:

The property owner for WOW Window box appeared in front of the BZA in February to request a variance for lot size. By obtaining the variance the applicant can do a lot split which will allow one parcel to remain in the M-2 District and the other parcel in the B-4 District as opposed to the one parcel being in both districts. Staff did not believe that a map amendment was the appropriate fix for the situation.

Rumpke received permits for partial demolition and construction on a maintenance facility. They have submitted a request to the BZA for a Conditional Use for Compressed Natural Gas “stations” at the Vine Street Facility and a Variance request for a six foot fence in a front yard.

The BZA amendments went before Council in February. Staff presented the changes to the Laws and Contracts Committee in late January, so the Ordinance was delayed a short time.

### Adjournment:

Motion to Adjourn

Motion

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell

Roll Call of Vote

FRALEY	VOGT	VALERIUS	WENDLING	Stuchell