

St. Bernard Planning Commission
November 6, 2025
6:00 p.m.
MEETING MINUTES

The Planning Commission was called to order at approximately 6:05 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.

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 the motion. The motion was passed unanimously.

Staff presented case 11-002-2025. Case 11-002-2025 is a request to Amend Chapter 1181.15(a) and 1181.15(b) of the St. Bernard Zoning Ordinance. Staff report is submitted as part of the minutes for the record.

The Board had the following questions for Staff:

Commissioner Fraley asked if Friars would be in compliance with this change and Staff advised that they would be considered in compliance. Commissioner Fraley asked about the other lots and if they would need a variance. Staff advised that this zoning change would not bring them into compliance as the were constructed under the current code, a variance would be required to gain compliance and avoid issues in future years.

Commissioner Vogt asked about codifying the setback from the roadway because that seemed unclear and requested that it be the same ten feet as currently in the code for other parcels.

Mayor Stuchell asked about specifying certain types of shrubbery that would be appropriate. Staff advised that there was language requiring a landscape architect which staff believed was sufficient to accomplish the goal, but they could add specifics if they wanted to.

Commissioner Fraley called for anyone to speak in favor or against the request. No one from the audience spoke on the matter, and the public meeting was closed.

Commissioner Fraley asked about the height requirement for the shrubs and bushes. Staff advised there was discussion about keeping the height in the code but it was ultimately left out. Commissioner Vogt requested codifying the setback from the roadway because that seemed unclear and requested that it be the same ten feet as currently in the code for other parcels. The board had a discussion and concluded that a minimum height of four feet at maturity so that the lot was effectively screened was the intent. The discussion included conversation about the shrubs at the library and the consensus was that the shrubs could provide screening if allowed to grow.

A motion was made by Commissioner Fraley and second was made by Commissioner Vogt to recommend Council approve case 11-002-2025. A roll call vote was taken and the motion passed unanimously.

Staff presented case 11-003-2025. Case 11-003-2025 is a request to change the zoning map for parcels on Vine Street from the R-3 Zoning to R-2 Zoning District. Staff report is submitted as part of the minutes for the record.

The Board had the following questions for Staff:

Commissioner Vogt asked about the Public Safety Parking lot not being part of this discussion. Staff advised that it was originally going to be one case, but the Public Safety lot was going to be the final case tonight.

Commissioner Wendling confirmed that the cases were divided due to Safety Center being a B-1 district. Staff advised that those parcels would be rezoned to B-1.

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

Mike Besl, Friars Club, 4300 Vine Street advised that he was not speaking for or against but had questions. Mr. Besl asked if the lot consolidation was going to be mandated as part of the re-zoning because previously the Province has sought not to consolidate. Staff advised that there was not a condition attached to the zoning request requiring the lot consolidation.

Commissioner Vogt asked if an additional hearing would be required for the consolidation. Staff advised that there was a process with the county to consolidate, but there should not be any additional hearings involved.

Mr. Besl asked why the village was seeking the consolidation, what purpose. Staff advised that the Friars club was built over the property lines which is not best practice for zoning. Mr. Besl confirmed that the building was on two parcels. Staff advised that zoning regulations do not permit building over lot lines. Mr. Besl advised that would help him explain the need to the Province to consolidate.

A motion was made by Commissioner Valerius and second was made by Commissioner Fraley to recommend Council approve case 11-003-2025. A roll call vote was taken and the motion passed unanimously.

Staff presented case 11-004-2025. Case 11-004-2025 is a request to change the zoning map for parcels on Vine Street from the R-3 Zoning to B-1 Zoning District. Staff report is submitted as part of the minutes for the record.

There were no questions for staff and no public comments.

A motion was made by Commissioner Fraley and second was made by Commissioner Vogt to recommend Council approve case 11-004-2025. A roll call vote was taken and the motion passed unanimously.

Old Business

A motion was made by Commissioner Fraley and seconded by Commissioner Valerius to approve Notice of Decision 10-001-2025. A roll call vote was taken and the motion passed unanimously.

A motion was made by Commissioner Fraley and seconded by Commissioner Vogt to approve October Minutes. A roll call vote was taken and the motion passed unanimously.

Miscellaneous

Staff advised that the first BZA case had been scheduled for December 8 in regards to a fence for P&G. They are requesting a six foot fence along three street frontages. Staff advised that the current code does not distinguish between residential, commercial and only permits a four-foot fence. Staff advised that they would like to change this code, but it is not ready for review so a variance is required.

Staff advised that the BZA section of the code has been re-written and legal counsel has reviewed. It will come before the board in December.

Mayor Stuchell asked about two other potential BZA cases and Staff advised that neither one has been submitted at this time. But staff was keeping contact with both potential applicants.

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

Respectfully submitted,



Benjamin Fraley, Chairman



Andrew Schweier, Secretary

