

St. Bernard Board of Zoning Appeals
March 9, 2026
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, Mr. Brian Speed, and Mr. Ron Feldman. 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 and no conflicts were noted. Commissioner Schildmeyer made a motion and Commissioner Valerius seconded the conflict of interest statement. No conflicts were noted. The motion was passed unanimously.

New Business

Case 2026-03-003 was presented by staff. Staff read the Conditional Use request and variance request along with the code sections 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.

Kyle Lawrence spoke on behalf of Rumpke. Mr. Lawrence used a power point presentation to highlight his talking points. The power point is attached to the case file. The CNG facility is about 4500 sq ft to service 180-200 trucks. Mr. Lawrence discussed the fire department concerns, including emergency shut off/ stop devices.

Commissioner Feldman asked about concerns for safety or accidents at other facilities. Mr. Lawrence responded no concerns, they have found this option to be a safer option to gas or diesel. He estimates they are at about 50% CNG and trending to use more.

Commissioner Feldman asked about the fire hydrant. Mr. Lawrence responded that they are in the process of doing pressure tests and the system seems to have full pressure so they are determining the leak. The question was raised about the hydrant location. Staff advised that the location is closer to the Vulcan Waterproofing location further away and not shown in the pictures. Staff explained that Rumpke owns the line. Mr. Lawrence advised they have no issue fixing the hydrant as a condition of approval.

Commissioner Valerius asked a question about the fencing encompassing the entire facility. Mr. Lawrence confirmed that the fence was being requested only for the CNG facility.

Commissioner Schildmeyer asked if the CNG station is like a traditional gas station or if lines go up through the parking lot. Mr. Lawrence advised that there will be a quick fill station at

the CNG facility, but that there will be lines going out to the parking lot so the truck fill while parked in spaces overnight. The trucks would then fill over the period of about twelve hours. The majority of the lines are above ground, but anything crossing pavement would be below ground.

Commissioner Schildmeyer asked about the current number of trucks. The current number is between 140-150.

Commissioner Geraci asked how many of the trucks could fill at once and Mr. Lawrence confirmed that all could fill at the same time.

Commissioner Valerius asked why the fence height changed from six to eight feet. Mr. Lawrence explained that a variance was needed any way to go from four to six. He stated that the height of the equipment is mainly eight feet so they felt it would provide a bit more security.

Commissioner Schildmeyer confirmed that there would be leak detection as part of the plans since the trucks would be fueling overnight. Mr. Lawrence confirmed that leak detection was built into the system.

Commissioner Valerius stated that she finds that the proposed use is consistent with what is approved for the B-4 and M-1 zoning Districts.

Commissioner Schildmeyer asked if Rumpke would be subject to Duke curtailment. Mr. Lawrence was not sure, but advised that they do have alternate fuel sources.

A motion was made to approve the Compressed Natural Gas (CNG) Conditional Use with conditions by Commissioner Schildmeyer and seconded by Commissioner Speed. A roll call vote was taken and the motion passed unanimously: Commissioner Schildmeyer yes; Commissioner Speed yes; Commissioner Valerius yes; Commissioner Geraci yes; Commissioner Feldman yes.

A motion was made to approve Variance 1 by Commissioner Schildmeyer and seconded by Commissioner Geraci based on topography and consistent with the spirit and intent of the code. A roll call vote was taken and the motion passed unanimously: Commissioner Schildmeyer yes; Commissioner Geraci yes; Commissioner Valerius yes; Commissioner Speed yes; Commissioner Feldman yes.

A motion was made by Commissioner Valerius and seconded by Commissioner Feldman to approve the meeting minutes from February 2026. The motion was passed unanimously by roll call vote.

A motion was made by Commissioner Schildmeyer and seconded by Commissioner Feldman to approve the Notice of Decision for BZA 2026-02-001. The motion passed unanimously by roll call vote.

A motion was made by Commissioner Valerius and seconded by Commissioner Geraci to approve the Notice of Decision for BZA 2026-02-002. The motion passed unanimously by roll call vote.

Old Business

There were no old business items.

Miscellaneous

Staff advised that one application had been received for the April 13, 2026 meeting. Staff advised that the BZA Policies and Procedures would also be discussed and voted on for approval. Each member was provided a copy of the proposed Policy and procedure.

Staff advised that Planning Commission had voted to eliminate the Property Maintenance Board and delegate the responsibilities to the BZA.

Staff asked if any of the members wanted a hard copy of the Zoning Code or if they were good with using the online version. No member wanted a hard copy.

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

Respectfully submitted,

Gary Schildmeyer, Chairman

Andrew Schweier, Secretary