

St. Bernard Board of Zoning Appeals
February 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 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 at the Chairs discretion, those votes could be held at the end of the meeting and the cases on the agenda could be heard first. Chair Schildmeyer requested those votes be held at the end of the meeting and the cases proceed.

New Business

Case 2026-02-001 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.

Steve Schad spoke on behalf of Roger Bacon High School. He sees and experiences the parking challenges on Leonard. The construction is vital for the safety of the students. He advised that as the number of students has increased, the number of drivers has also increased. The parking at the stadium is not sufficient to meet the parking needs. When taking into consideration the number of faculty and staff, it only becomes more critical. He understands the dangers of driving on Leonard and believes that the additional parking would only ease those concerns by maximizing the number of spaces.

Steve Korte, Kleingers and Associates, addressed how the plans should help the flow of traffic, the design meets the requirements requested from the Fire Department. He stated that there are lots in St. Bernard with the smaller parking spaces and in urban settings the smaller spots are favored to maximize the number.

Phil Stegman spoke in favor of the plan, but stated that it used to be only seniors could drive and now everyone does. He stated that the issues go beyond Leonard and include Orchard and Angels Way and he would like those streets included as well. He stated that it does not seem that the added spots are sufficient for the needs and asked about creating parking in

front of the school. He also advised that the stadium lot is nearly empty every day, if needed create a shuttle and bus the kids up.

Peggy Stoerrer Helton spoke against and asked why the parking was not addressed at the time of the new construction. She also wanted to know why the school did not engage the neighbors. She was concerned that there are already two parking lots on the street and now a third will be added. She did not believe that the traffic would be improved on Leonard especially during events.

Phil Stegman returned to the podium and ask if Roger Bacon could talk about future parking plans. Chair Schildmeyer advised that the meeting was to talk about the current proposal not to get into future plans.

Peggy Helton returned to the podium and asked about the fence at the rear of her house. Staff explained that it was not part of the submitted plan but Roger Bacon had talked about a potential fence in that location.

Commissioner Geraci confirmed that Staff would adjust the conditions to include Orchard and Angels Way. Staff advised that was noted.

A motion was made to approve Variance 1 with conditions. A roll call vote was taken and the motion passed unanimously: Commissioner Schildmeyer yes; Commissioner Valerius yes; Commissioner Geraci yes; Commissioner Speed yes; Commissioner Feldman yes.

A motion was made to approve Variance 2 with conditions. A roll call vote was taken and the motion passed unanimously: Commissioner Schildmeyer yes; Commissioner Valerius yes; Commissioner Geraci yes; Commissioner Speed yes; Commissioner Feldman yes.

Case 2026-02-002 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.

Josh Niederhelman, the applicant, spoke on behalf of the proposal. He advised he was happy to answer any questions.

Sean Davis, WOW window box spoke. He advised that the company is growing and in order for them to stay, they need to purchase the property for additional storage, parking, and employees.

Commissioner Valerius confirmed that the parcel DAVIS was talking about was the parcel which would be in the B-4 district. DAVIS confirmed that was correct.

Tim Burke, Attorney for Hilltop advised that his client wanted to express their approval of the request.

Lisa Messer spoke against the request. She is concerned that any construction along the rear of her property involving the trees would cause the hill to collapse. Staff met with Messer at the podium and discussed that building plans would have to be submitted and those concerns addressed. She advised that there was a soil sample done previously.

Applicant responded by advising that the zoning for the property was not changing and that there is no construction happening at the property. If there is, it would all be a part of a building permit.

The public portion of the meeting was closed.

A motion was made to approve Case 2026-02-002. A roll call vote was taken and the motion passed unanimously: Commissioner Valerius yes; Commissioner Geraci yes; Commissioner Speed yes; Commissioner Feldman yes; Commissioner Schildmeyer yes.

Staff then returned to the election of Chair and Vice Chair. The board had a brief discussion about keeping it the same since it was just decided in December. The Board agreed to maintain the same positions: Mr. Schildmeyer as Chair and Mrs. Valerius as Vice Chair. A motion was made by Commissioner Valerius and seconded Commissioner Schildmeyer. The motion was unanimously approved.

A motion was made by Commissioner Geraci and seconded by Commissioner Speed to approve the meeting minutes from December 2025. The motion was passed unanimously with Mr. Feldman abstaining.

A motion was made by Commissioner Speed and seconded by Commissioner Valerius to approve the Notice of Decision for BZA 2025-12-001. The motion passed unanimously with Mr. Feldman abstaining. Staff notes that Commissioner Schildmeyer voted yes and also should have abstained as he recused himself. The motion still carries.

Old Business

There were no old business items.

Miscellaneous

Staff advised that one application had been received for the March 8, 2026 meeting. Staff advised that the applicant was Rumpke for a Conditional Use and a Fence Variance.

Staff advised that Planning Commission would be discussing televising their meeting at their next meeting (March). Staff asked for thoughts about televising the BZA meeting. Vice Chair Valerius advised that a resident had raised the issue. Staff advised that the meetings are held at a time and location which allow residents to attend and for that reason, staff was opposed. BZA was in agreement not to televise the meetings.

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

Respectfully submitted,

Gary Schildmeyer, Chairman

Andrew Schweier, Secretary

DRAFT