



VILLAGE OF ST. BERNARD

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

Planning Commission
July 2, 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



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New Business:

Agenda Item #1

Case No 07-007-2026

Adopt the Heritage Hill Redevelopment Plan

Staff Presentation: AJ Schweier

Motion

FRALEY	VOGT	VALERIUS	WENDLING	STUCHELL

Roll Call Vote

FRALEY	VOGT	VALERIUS	WENDLING	STUCHELL

Old Business:

Minutes

April 2, 2026

Motion

FRALEY	VOGT	VALERIUS	WENDLING	STUCHELL

Roll Call Vote

FRALEY	VOGT	VALERIUS	WENDLING	STUCHELL

Miscellaneous:

The Board of Zoning Appeals approved the Conditional Use request for the library which was tabled by the Planning Commission at the April 2026 meeting. Planning Commission case 04-004-2026 is now officially withdrawn.

Staff had hoped to present to this board a revised Chapter 1123 Definitions. Those are still under review by legal counsel.



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Adjournment:

Motion to Adjourn

Motion

FRALEY	VOGT	VALERIUS	WENDLING	STUCHELL

Roll Call of Vote

FRALEY	VOGT	VALERIUS	WENDLING	STUCHELL



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PLANNING COMMISSION CASE NO: 07-007-2026

PROPERTY ADDRESS: NA

PARCEL #: NA

APPLICANT: VILLAGE OF ST. BERNARD

PROPOSED REQUEST:

The applicant is requesting that the Planning Commission adopt the St. Bernard Heritage Hill District Plan. The recommendations included in the plan provide guidance for redevelopment of the Heritage Hill District.

BACKGROUND INFORMATION

The Village of St. Bernard engaged Yard and Company to assist in development of a comprehensive plan for the Vine Street corridor, known as the Heritage Hill District, in August 2025. A committee was formed to work with Yard and Company to develop the plan which consisted of local leaders and residents.

There were three open meetings held, including a walking tour of the Vine Street. An open house was held in December 2025 for residents to provide input based upon proposed drawings and the project boards were also on display during Light Up St. Bernard later that same month. Approximately 125 people provided input to the project during the open house

From November 2025 through January 2026 a public survey was available for residents to provide input. There were approximately 135 responses to the survey.

The recommendations from the committee were presented to Village Council by Yard and Company and referred to the Planning Commission for a recommendation.

VILLAGE OF ST. BERNARD ZONING ORDINANCE

The following are the applicable sections of the St Bernard Zoning Ordinance:

Chapter 1159 Heritage Hill District provides the regulations which apply to development within the district. Those regulations are not being addressed within this request. Staff does believe that with the adoption of the Heritage Hill District Plan, those Ordinances will need to be updated.

STAFF COMMENTS:

The proposed plan breaks Vine Street into three distinct areas: The Main Street, The Connector, and St. Bernard Square.



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The Main Street area starts on Vine St. around Mitchell Ave. and extends to Baker Ave. The plan recommends making improvements at the gateway of the village to help shape and improve first impressions. An outline of the first twenty four months suggests assisting property owners in making improvements to the first sixteen feet and creating pop up events in order to attract new tenants to empty spaces.

Specific examples in the plan include 4425 Vine Street. This is a three tenant space which is currently occupied by two tenants. A mural is suggested for the south facing wall which would improve the aesthetics of the building and entry into St. Bernard. The third tenant space is shown as an outdoor dining area in the long term, potentially using a food truck as a means to jump start the space.

The site at 4504-4512 Vine St., a combination of CIC owned property and the Village parking lot adjacent to Bertus Street, is proposed as a mixed use development. One proposal includes high density housing (20 Units) with 1,800 square feet of retail on the first floor and parking. The second proposal would be 4 residential units with 1300 square feet of retail along with parking.

The primary focus of Main Street is billed as Parkside Commons, 4614-4622 Vine Street. This would be a mix of publicly owned and privately owned property which would be developed as commercial property. These sites overlook Vine Street Park and the concept is to have an amphitheater with built in seating below the commercial development which would attract and retain patrons for various events at the park.

The Connector District runs from Baker Ave north to Ross Ave. The primary structure for redevelopment within this district is the former Police Department. Events are planned throughout the summer this year to attract potential investors to this location. There are two thoughts for this property outlined in the plan. The first is to convert part of the building to an outdoor dining experience. The other part of the building could be renovated into shared office space or new commercial/ retail space.

The final portion of the Heritage Hill District is the St. Bernard Square project. This portion of the plan is a separate development project which the Village is working on with a developer.

Staff was not required to produce a mailing to any property within 200 feet as the item before the Commission tonight does not change zoning for any property in the district and does not include a text amendment to any ordinance. Information was posted to the Village website.

See Exhibit A for the resolution referring this matter to Planning Commission.

See Exhibit B for the Heritage Hill District Plan.



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NEIGHBOR COMMENTS:

The original Agenda was posted to the Village website more than fourteen (14) days prior to the meeting date. The Staff Report was posted a minimum of seven (7) days prior to the meeting date on the Village website.

MOTIONS

Motion to Approve: "I make a motion that Planning Commission recommend that Council hold a public hearing and take final action to APPROVE the St. Bernard Heritage Hill District Plan.

Motion to Deny: "I make a motion that the Planning Commission recommend that Council hold a public hearing and take final action to DENY the St. Bernard Heritage Hill District Plan.



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EXHIBIT A:

RESOLUTION NO. 9, 2026

A RESOLUTION REFERRING THE HERITAGE HILL DISTRICT PLAN TO THE ST. BERNARD PLANNING COMMISSION PURSUANT TO SECTION 191.07(A) OF THE CODIFIED ORDINANCES OF THE VILLAGE OF ST. BERNARD AND ACKNOWLEDGING THE VALUABLE CONTRIBUTIONS OF THE HERITAGE HILL DISTRICT PROJECT TASK FORCE AND DECLARING AN EMERGENCY

WHEREAS, the Council of the Village of St. Bernard recognizes the need to promote orderly growth, protect historic assets, and enhance economic viability within the Village; and

WHEREAS, a dedicated Heritage District Project Task Force was established, comprising local residents, business owners, and public officials, to guide the creation of a comprehensive development strategy; and

WHEREAS, the Heritage District Project Task Force has diligently gathered community input, analyzed local land use needs, and formulated the Heritage District Plan; and

WHEREAS, pursuant to Village Codified Ordinance Section 191.07(a), Village Council shall refer general neighborhood renewal plans, urban renewal plans, and urban redevelopment plans, including any supporting documentation, to the Planning Commission for review, recommendation, and certification of conformity with the General Plan of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF ST. BERNARD, STATE OF OHIO:

SECTION 1. The Village of St. Bernard Council hereby formally refers the "Heritage Hill District Plan," dated May 28, 2026, to the St. Bernard Planning Commission in compliance with Village Codified Ordinance Section 191.07(a). A complete copy of said plan is attached hereto, incorporated herein, and marked as "Exhibit A."

SECTION 3. The Village of St. Bernard Council hereby expresses its sincere appreciation and acknowledges the vital role of the Heritage Hill District Project Task Force. Their exhaustive research, community engagement efforts, and dedication to the long-term vision of St. Bernard have provided a foundational document that will benefit the Village for generations.

SECTION 4. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety. The reason for the emergency is the immediate need to update the Codified Ordinances of St. Bernard. Therefore, this Resolution shall take effect immediately by and upon its passage, and the approval of two-thirds of the members of said Council. However, this Resolution shall take effect on the earliest date provided by law if approved by no more than a majority of the members of Council and in that event the emergency provisions herein are set at naught.

Passed this _____ day of _____, 2026



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President of Council
ATTEST:

Clerk of Council

Resolution No. 9, 2026 Page 2

Approved this _____ day of _____, 2026

Mayor

I, CAROLINE STEGMAN, CLERK OF COUNCIL, VILLAGE OF ST. BERNARD, STATE OF OHIO, DO HEREBY testify that the publication of Resolution No. 9, 2026, was made by posting true copies of the same in the most public places designated by Council: the Village website; and the Village social media account, for a period of fifteen (15) days or more commencing _____, 2026.

ATTEST: _____ DATE _____
Clerk of Council

APPROVED AS TO FORM _____ DATE _____
Director of Law

YARD & CO.

MARCH 2026

ST. BERNARD, OH

St. Bernard Heritage District Plan

A playbook for building a more active and vibrant Vine Street

Vision

Principles

The District

Key Sites

Action Plan

Appendix

Contents

Vision..... 3

Principles for Decisions..... 5

The District..... 6

Key Sites 8

Action Plan..... 18

Implementation Resources 20

Appendix 22

ACKNOWLEDGMENTS

Village of St. Bernard

Jonathan Stuchell,
Mayor

Mark Wendling,
Director of Public
Safety & Service

Tim Williams, Former
Director of Public
Safety & Service

Chris Sauer, Community
Events, Grants &
Sponsorships

Taylor Vogt, Community
Improvement Corp.
Advisor

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Catherine Fitzgerald,
Vice President

Daniel Ferguson,
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Project Task Force

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St. Bernard Village Council
(Public Improvements)

Chris Inderhees,
LaRosa's Owner

Mindy Miller,
St. Clement School/
Parish

Bret Schneider,
Wow Windowboxes
Owner

Cassidy Staver,
Resident & Nstil Studio
Owner

Christina VanDorpe,
Fifth Third Bank



Vision

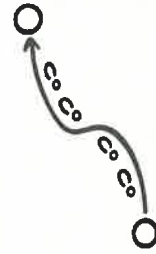
St. Bernard is a cozy, accessible, and affordable village where people of all stages of life can thrive. Rooted in authentic heritage and small-town charm, it offers the welcoming and supportive spirit of a tight-knit community with the convenience of big-city proximity.

The Heritage District is the vibrant heart of St. Bernard, a place where neighbors and visitors connect and community is celebrated.

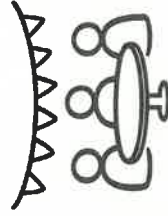
Built on three ideas:



COZY VILLAGE



EASY TO GET AROUND



COMMUNITY PRIDE

How We'll Get There



Provide a dynamic street life that encourages long visits.



Strengthen the link between Vine Street Park and Vine Street.



Focus on small wins, bigger moves as partners/funding line up.



Grow public-private partnerships focused on catalytic redevelopment projects.



Leverage state and federal funding opportunities that support District revitalization.



Principles for Decisions

Use these to evaluate projects, partners, and priorities.



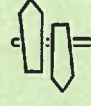
Start with visible wins

Early projects should be simple, fast, and noticeable. When people can see change, momentum builds.



Make it easy for small businesses

Prioritize incentives and programs that attract local entrepreneurs and businesses that contribute to a healthy mix of active destinations.



Build the Park-to-Vine connection

Treat Vine Street Park as the district's center of gravity. Improve the physical and visual link so the park and businesses support each other.



Incorporate housing

New residential development in the District will connect people to jobs and amenities while supporting long-term economic sustainability.



Strengthen the First 16 Feet

Storefronts, sidewalks, patios, and entries matter most. If the First 16 Feet feels good, the whole district feels better.



Coordinate, do not scatter

Concentrate improvements so they stack together. Avoid isolated projects that don't contribute to the vision for the district.

The District

A small town in the middle of an urban city.

St. Bernard is an independent village located in Hamilton County, directly north of Cincinnati. The Heritage District runs along Vine Street, which has long served as the village's main commercial spine. St. Bernard benefits from a historic urban fabric and building stock, mix of uses, and close proximity to regional destinations including Ivorydale (less than 1 mile), Uptown (3 miles), and Downtown Cincinnati (5 miles).

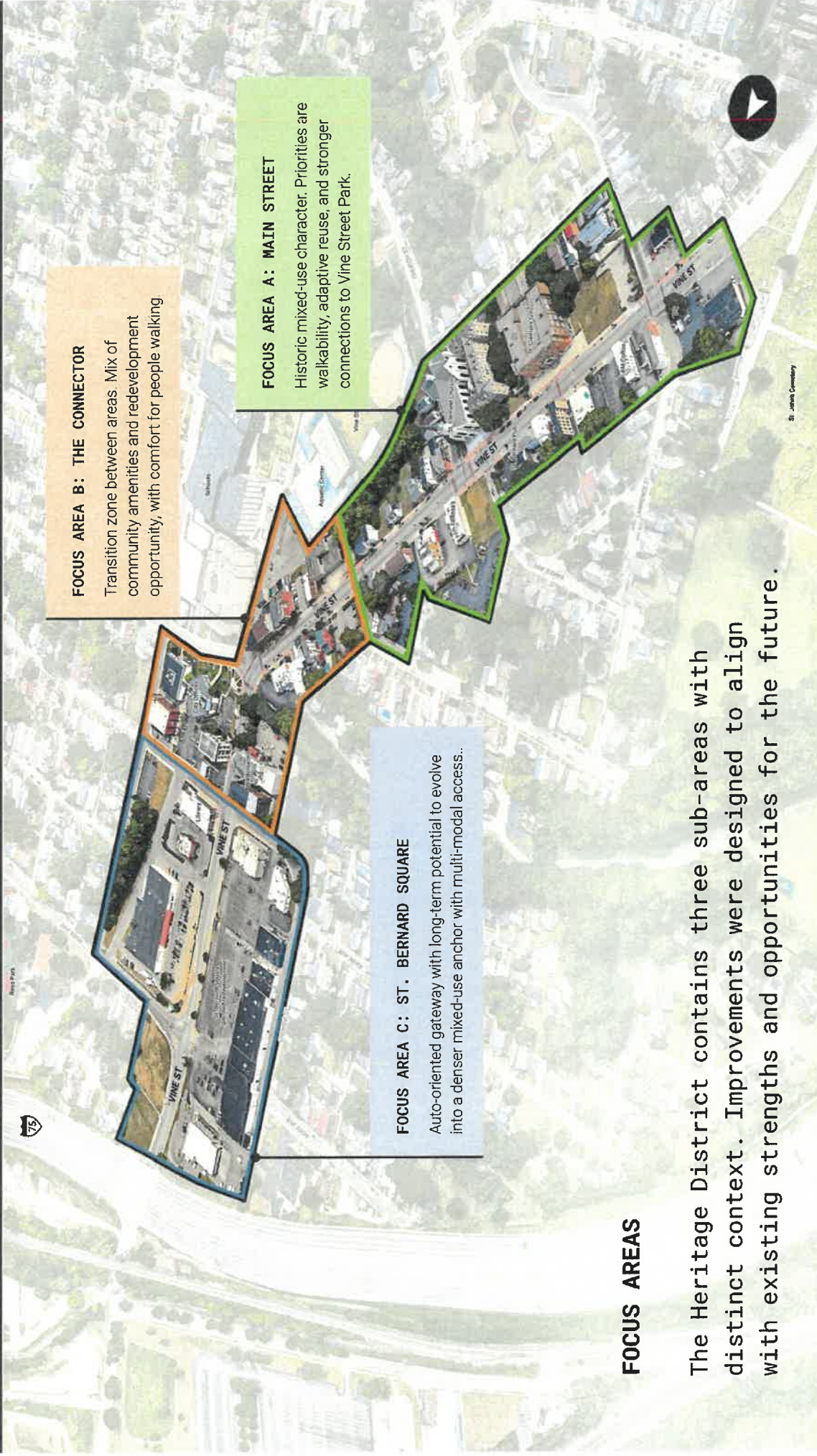
St. Bernard's identity is rooted in a 19th Century German-Catholic settlement history, and the heritage still shows up in the village story and community pride today.

Community feedback collected throughout this planning process was clear: people are ready for reinvestment. The most common themes were too many empty or run-down buildings, storefronts that need to feel "alive and active," and a desire for more restaurants, cafes, and everyday amenities.

The Village of St. Bernard established a Community Improvement Corporation (CIC) in 2007 to carry out economic development initiatives. For years, the CIC was focused on residential stabilization and strategic land acquisitions. They now are in a prime position to implement revitalization recommendations set by this Plan for the Heritage District.

The district is compact and walkable by distance, even if the experience needs improved.

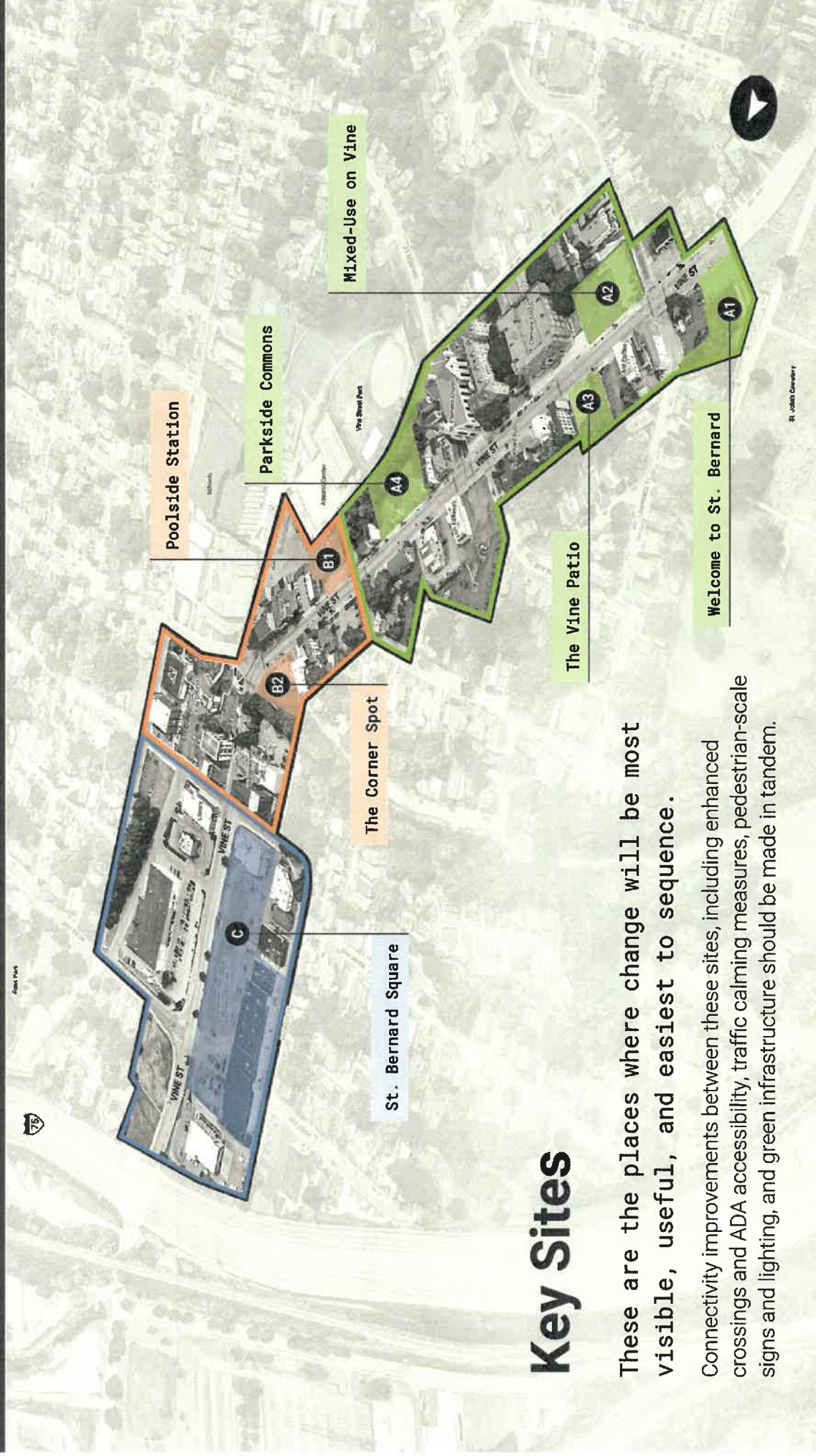




FOCUS AREAS

The Heritage District contains three sub-areas with distinct context. Improvements were designed to align with existing strengths and opportunities for the future.





Key Sites

These are the places where change will be most visible, useful, and easiest to sequence.

Connectivity improvements between these sites, including enhanced crossings and ADA accessibility, traffic calming measures, pedestrian-scale signs and lighting, and green infrastructure should be made in tandem.





Welcome to St. Bernard

WHAT IT IS

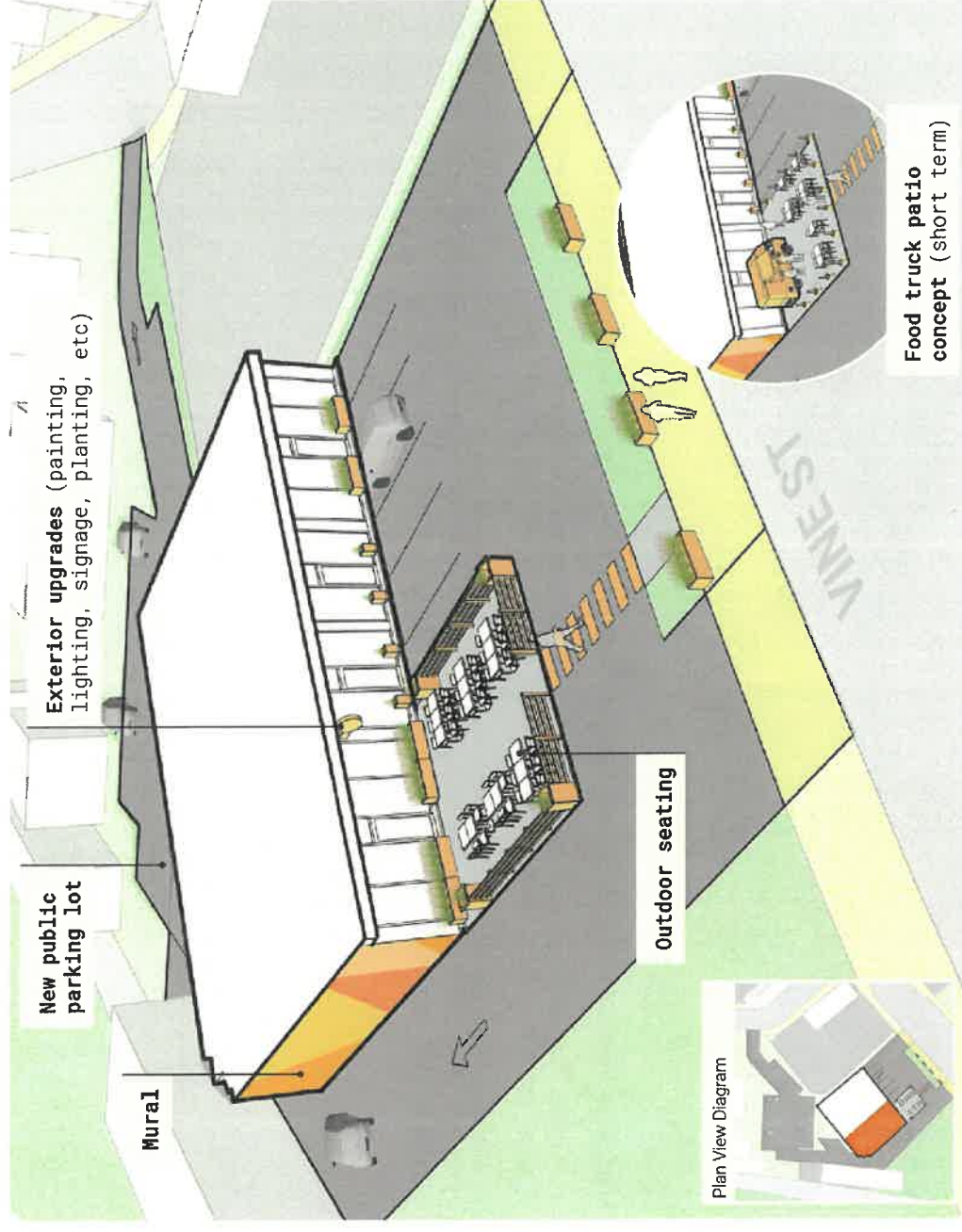
A highly visible gateway into the Heritage District that shapes first impressions.

WHY IT MATTERS

This is the arrival moment. If it feels welcoming, people believe the rest is worth exploring.

MAKE IT HAPPEN

- **0-12 months:** Support owners in making First 16 Feet improvements & a pop-up event to show activity, ideally in partnership with a potential tenant.
- **12-24 months:** Owner to secure a tenant with a food/bev offering. Test on-site events. Evaluate pros/cons and feasibility of building a rear parking lot.
- **24-36+ months:** Owner to establish routine event schedule. Partner to build the public lot as needed.





SITE A2:
4504-4512 VINE ST

Mixed-Use on Vine

WHAT IT IS

An infill opportunity ideal for adding housing, retail, and strengthening a key Vine Street intersection.

WHY IT MATTERS

Adding residents and active ground-floor frontage helps support restaurants, cafes, and everyday needs.

MAKE IT HAPPEN

- **0-12 months:** Confirm zoning compatibility. Issue RFP (include both options).
- **12-24 months:** Select a partner and start pre-development, including concept refinement and engagement with neighboring property owners.
- **24-36+ months:** Move into detailed design and approvals/permitting for construction.



Plan View Diagram

OPTION 1: MIXED-USE INFILL (HIGHER IMPACT)

- **Program:** 20 residential units above and next to 1,800 square feet of retail, with 30, on-site parking spaces.
- **What it adds to the district:** more full-day users and long-term economic lift. An increase in residents living in the district is critical to business vitality.



Plan View Diagram

OPTION 2: LOWER-INTENSITY ALTERNATIVE

- **Program:** 4 residential units above 1,300 square feet of retail and 39 parking spaces.
- **What it adds to the district:** more flexible parking for the district while contributing new development and investment to a key intersection.



The Vine Patio

WHAT IT IS

A former bank with strong potential for reuse as a neighborhood restaurant or similar destination.

WHY IT MATTERS

A real "go-to" place changes how people talk about the district. It becomes a reason to visit, not just drive through.

MAKE IT HAPPEN

- **0-12 months:** Work with the owner to install early improvements and recruit a tenant.
- **12-24 months:** Sign a lease, open the doors, and deliver higher investment upgrades (quality patio, lighting, planting).
- **24-36+ months:** Grow what's working (events, more patio seating/shade, stronger street presence, etc).





SITE A4:
4614-4622 VINE ST

Parkside Commons

WHAT IT IS

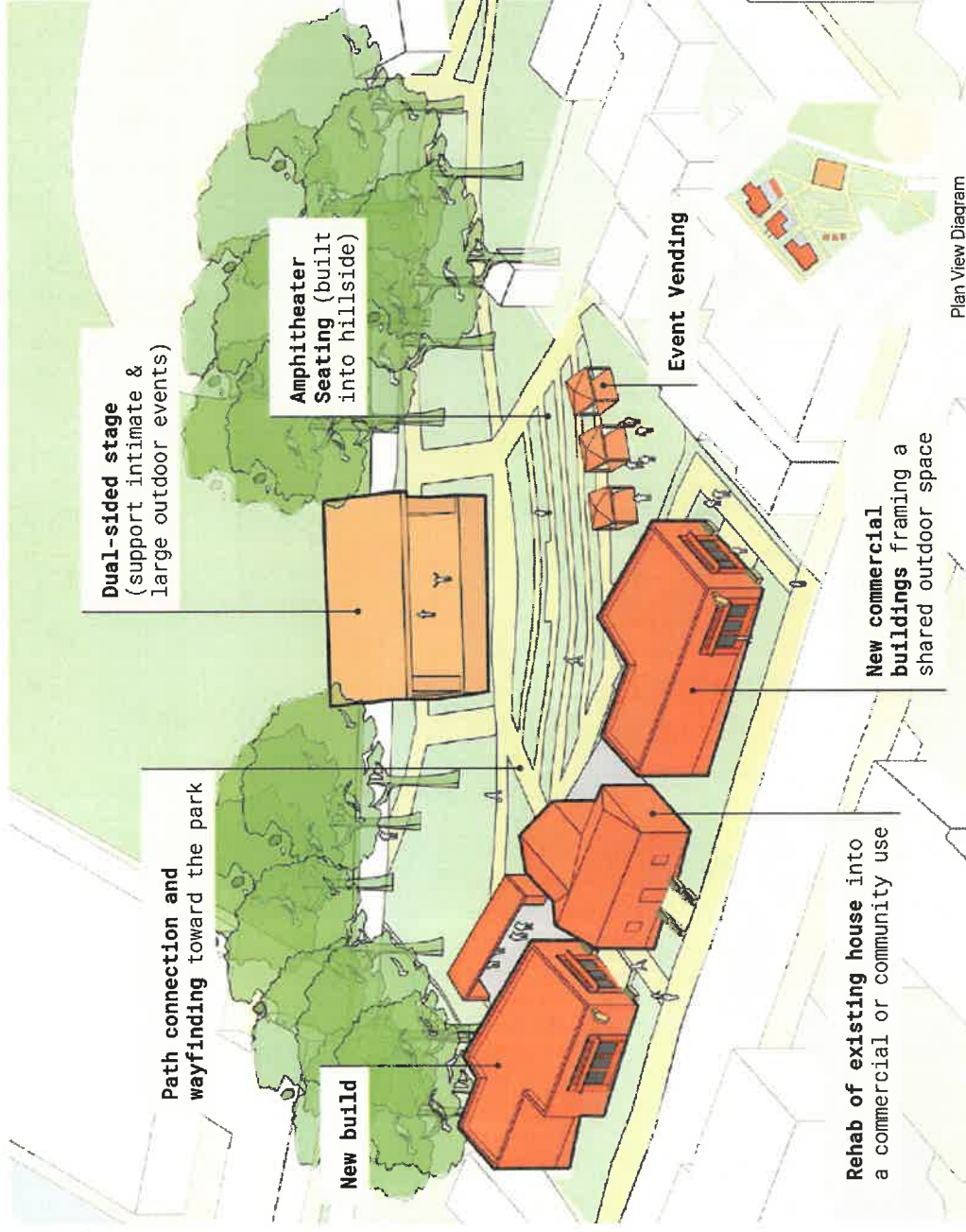
Collection of vacant, publicly-owned and one private property with a repurpose opportunity to strengthen connections between Vine Street businesses and the public park.

WHY IT MATTERS

An expanded park experience supports new commercial viability while providing health/mobility benefits for pedestrians and new spaces for community programs and events.

MAKE IT HAPPEN

- **0-12 months:** Acquire or establish agreement of private property. Pursue study of new pathways and outdoor gathering location. Test usability with pop-up events in partnership with potential commercial tenant(s).
- **12-24 months:** Refine designs, commercial tenant needs, and build the outdoor gathering space.
- **24-36+ months:** Issue an RFP for commercial structures or establish development agreement with future tenant(s).





Poolside Station Long Term

WHAT IT IS

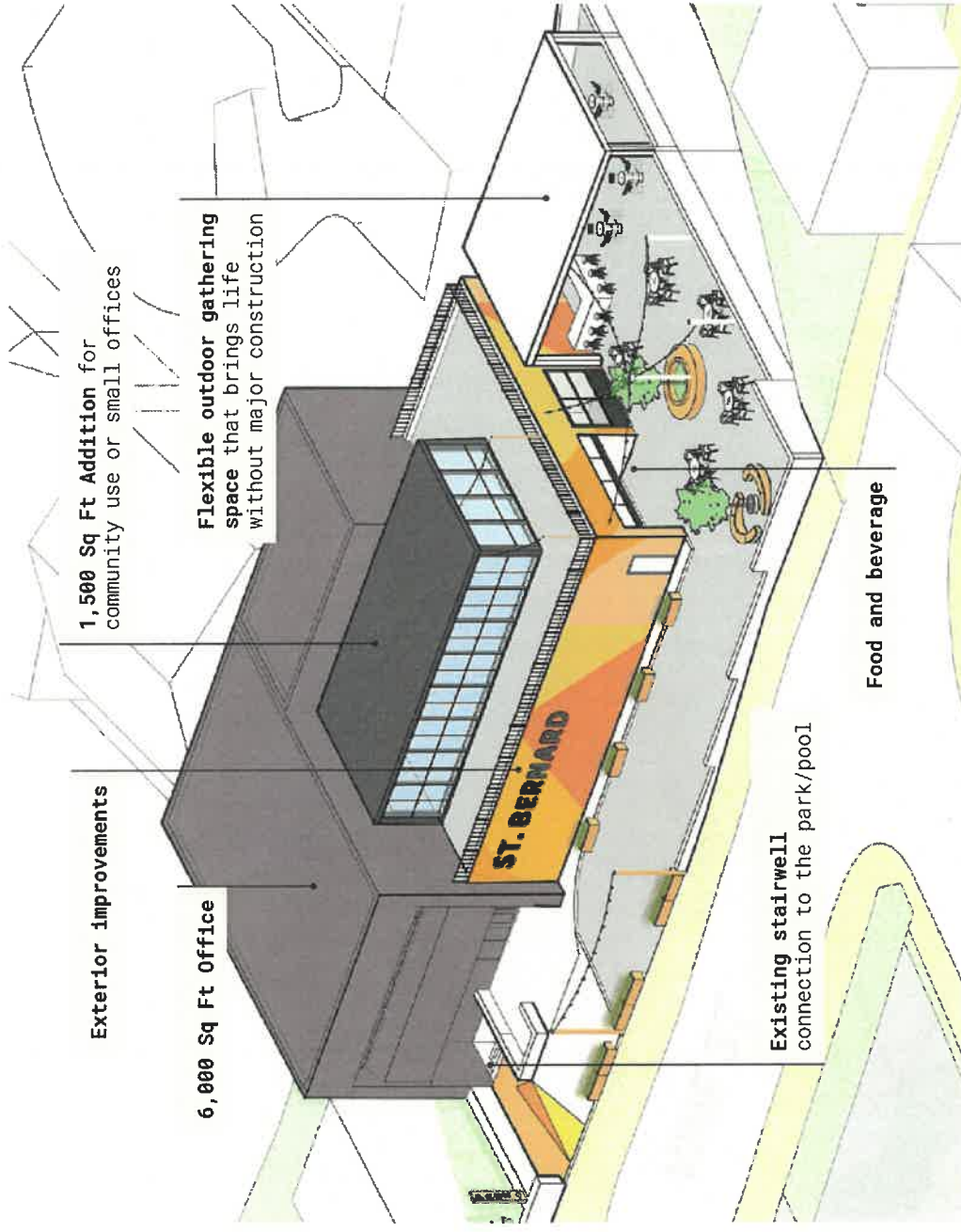
A vacant, former police station next to the park and pool that can become the district's early anchor.

WHY IT MATTERS

This is the best "proof of change" site. If this site gets activated, the whole district feels different.

MAKE IT HAPPEN

- **0-12 months:** Raise funds and plan new events or locate existing ones here to activate the site. Install exterior improvements based on capacity.
- **12-24 months:** Track success, pitch the opportunity to potential office and commercial tenants. Weigh benefits of an RFP to help identify future users and a development partner.
- **24-36+ months:** Support redevelopment that carries out this conceptual vision.

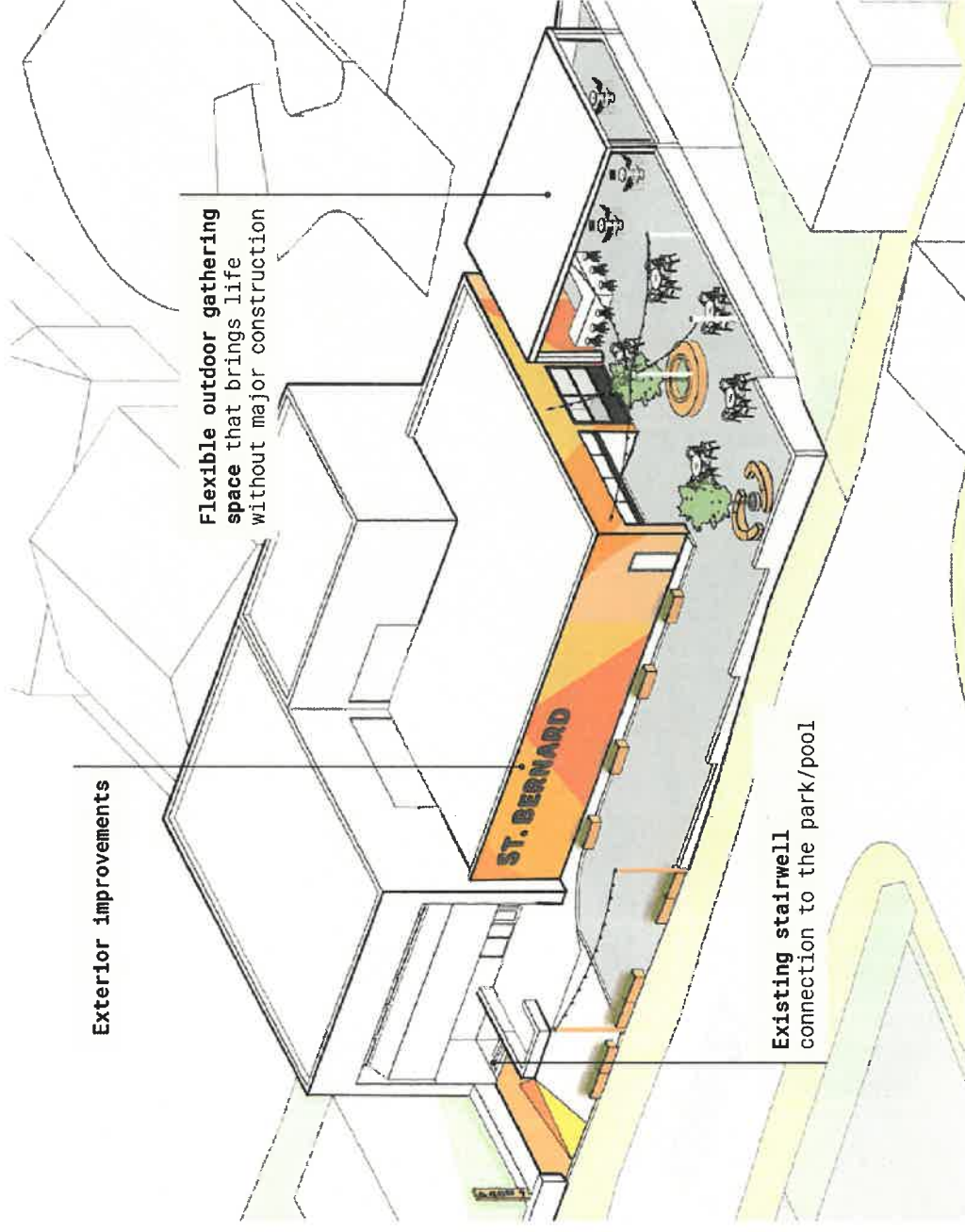




Poolside Station Short Term

PRIORITIES OVER NEXT 12 MONTHS

- Event-based fundraising to expand capacity to host events and programs
- Establish schedule and partnerships
- Coordinate with City leaders to establish baseline improvements to 4700 Vine Street as a capital project, focusing on stabilization and appropriate exterior upgrades (ex: those that support community-based events and site attraction)
- Collect input on what works well and necessary improvements to support the vision
- Document success and build a pitch deck to share with potential future users





**A MONTHLY ACTIVATION
SERIES THAT TURNS THE
FORMER POLICE STATION SITE
INTO A SOCIAL DESTINATION**

WHAT IT IS

Bernies by the Pool is a concept for a recurring community activation hosted at the former police station. Events center around food, dogs, beer, and music. A food or beverage vendor and patio-style seating pair well with the adjacent pool and park to create a lively atmosphere that encourages people to linger and socialize.

WHY IT MATTERS

It shifts perception fast. It lets people experience the site as a place for community life and helps showcase potential for bigger investments.

HOW IT BUILDS MOMENTUM

Beginning in 2026, the event is envisioned as a monthly series serving residents and attracting visitors. Over time, it demonstrates real market demand for food and beverage, outdoor gathering, and mixed-use energy. The site's value becomes visible and tangible.

MAKE THE WHOLE DISTRICT FEEL ALIVE!

Encourage other businesses to activate their spaces and offer specials on Bernies days.





The Corner Spot

WHAT IT IS

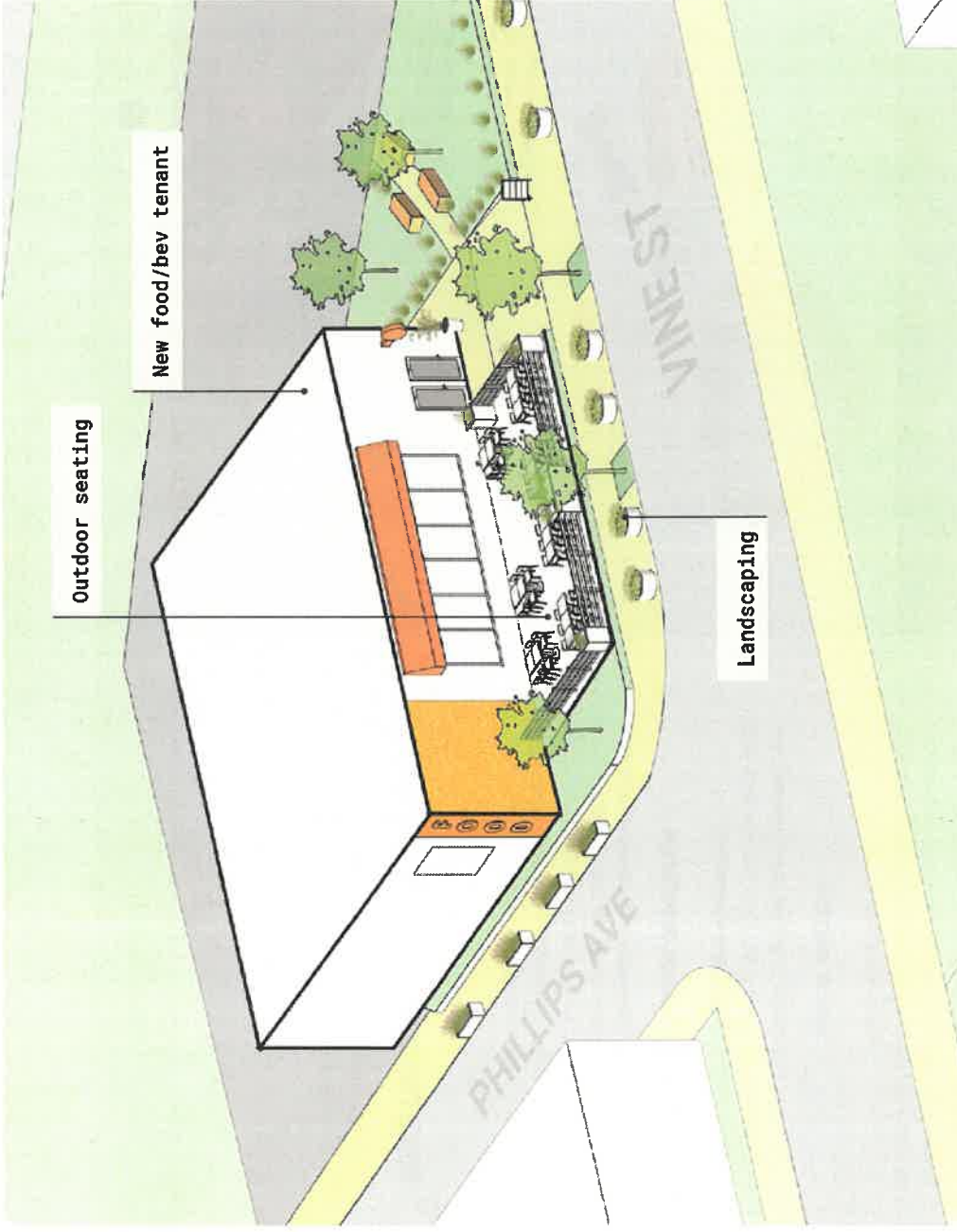
A vacant commercial space where low-cost site upgrades can quickly change the feel of the corner. Long-term success is also tied to an increase in nearby residents.

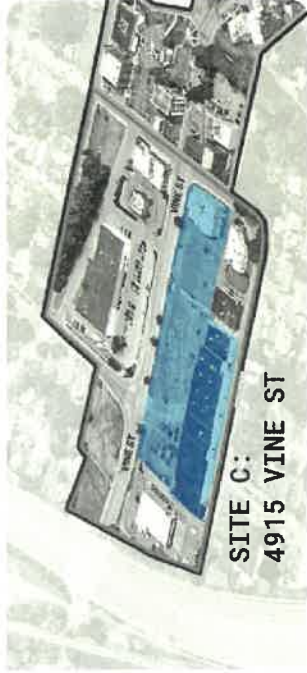
WHY IT MATTERS

A lively corner conveys district vitality and this central location helps connect the district.

MAKE IT HAPPEN

- **0-12 months:** Support the owner in making improvements (clean-up, planters, lighting).
- **12-24 months:** Recruit a new tenant and add upgrades based on lease agreement (landscape, seating).
- **24-36+ months:** Involve the owner and commercial tenant in district programming and activities.





**SITE C:
4915 VINE ST**

St. Bernard Square

WHAT IT IS

St. Bernard Square is a concept for the redevelopment of a largely vacated property at the north end of the District. The site today is formatted as auto-oriented, but the goal is for it to change into a walkable place with housing, amenities, and multi-modal access.

WHY IT MATTERS

This size and readiness of the site for redevelopment provides a critical opportunity for a significant influx of new residents which is needed for the long-term economic sustainability of the District.

NEXT STEPS

While this concept had been shared publicly and was anticipated to have started construction by now, a new development partner is needed to carry the project to the finish line. The final design may change but should maintain a similar balance of uses including public space and art.



2022 Development Concept for St. Bernard Square



Action Plan

This checklist describes key actions to turn concepts into visible change. The timeline is organized by what can happen first, includes partner needs, and what can be expected to be achieved.

0-12 Months

- ☐ **BUILD A READINESS PUNCH LIST**
Create a clear list of what's needed to bring 4700 Vine up to code and ready for public/tenant use.
- ☐ **SPRING CLEAN-UP AND BEAUTIFICATION**
Organize an April clean-up event to visibly signal momentum and care.
- ☐ **MAKE USE OF THE BERNIES BRAND**
Create a distinct vibe and experience by keeping to the Bernies brand, using it as a guide for selecting lighting, furnishings, and small public-facing upgrades.
- ☐ **ACTIVATE THE POOLSIDE STATION (4700 VINE)**
Prepare the outdoor area with simple exterior improvements to host easy-to-coordinate programs/events to make the site feel active and welcoming.
- ☐ **PLAN A LARGER EVENT AT 4700 VINE**
Host a more heavily publicized event during summer to test turnout, layout, vendors, and operations.
- ☐ **WINDOW BOX PARTNERSHIP**
Partner with the local Wow Window Boxes and others to help improve visible frontages.
- ☐ **LAUNCH A FIRST 16 FEET GRANT PROGRAM**
Incentivize participation in district improvements with funding that helps storefronts improve and activate the sidewalk experience.
- ☐ **SMALL BUSINESS RECRUITMENT GRANT**
Seek funds/resources dedicated to attracting new and retaining commercial tenants that contribute to the District.
- ☐ **VILLAGE BRAND AND STORYTELLING STRATEGY**
Work with a professional team to refresh the brand & marketing so the district is easy to explain and promote.
- ☐ **REVIEW VILLAGE ZONING CODE & STANDARDS**
Ensure Village regulations align with this plan and allow, by-right, pedestrian oriented development patterns.
- ☐ **IDENTIFY DEVELOPMENT PARTNER(S) FOR 4512 VINE AND OTHER CIC PROPERTIES**
Conduct research on developers building similar projects as described by this plan. Hold meetings to showcase the vision and opportunity. Issue RFPs as needed to support the search. Place preference toward those building high-quality projects and interested in a long-term collaboration and return on investment.

BY THE END OF YEAR ONE:

The Poolside Station has hosted at least one event and the district has visible frontage upgrades that people can point to.

WEST VILLAGE CASE STUDY

The West Village Association, the organization that manages the West Village District in OKC, recently launched a First 16 Feet Matching Grant Fund.

The Fund is intended to support vitality by helping storefronts be interactive and inspire exploration throughout the West Village District. Eligible applicants can receive up to \$1,000 to go towards projects including outdoor seating, new planter boxes, pedestrian-scale signage, patio and building facade lighting, and shade features.

Learn more at westvillageokc.com.



12-24 Months

- **SECURE A DEVELOPMENT PARTNER FOR ST. BERNARD SQUARE**
Initiate a new development agreement with an experienced partner capable of delivering a project that builds a dynamic, high-quality mixed-use development.
- **IDENTIFY A PARTNER FOR THE LONG-TERM REDEVELOPMENT OF 4700 VINE**
Promote the vision and opportunity for offices, food, beverage, and outdoor activities as a reuse of the former police station. Preference toward future tenant(s) who will activate the site regularly.
- **SECURE AMPHITHEATER FUNDING**
Raise or allocate initial funds to conduct a design study and project cost estimate. Utilize conceptual drawings and cost analysis to raise capital funds.
- **MARKET OPPORTUNITY AT 4622 VINE**
While planning the public amphitheater, promote the vision for the adjacent commercial/civic properties along Vine Street.

24-36+ Months

- **REDEVELOP 4700 VINE**
Work with the selected partner(s) to complete the permanent reuse of the former police station. Ensure public access to Vine Street Park from Vine Street is maintained.
- **IDENTIFY PARTNER(S) FOR 4622 VINE**
Work with partners to finalize design and development for commercial/civic properties and ensure compatibility with plans for the new Vine Street Park Amphitheater.
- **BUILD THE PARK AMPHITHEATER**
Construct the amphitheater to support routine events; help promote it as a key destination.
- **SUPPORT BUILD OUT FOR A REVISED ST. BERNARD SQUARE**
Collaborate to provide a speedy pre-development process while ensuring alignment with this plan and previous public engagement. Support final design, construction, marketing and programming of newly available residential, commercial, and green spaces.

- **SELECT DEVELOPMENT PARTNER FOR 4700 VINE**
Choose a partner to move into design, financing, and approvals.
- **SUPPORT A NEW TENANT AT 4727 VINE**
Partner on installation of site upgrades for expanded outdoor seating and support the recruitment of a new restaurant tenant at the former Chicken Scratch.
- **SUPPORT IMPROVEMENTS AT 4425 & 4521 VINE**
Work with the property owner to install visible frontage upgrades including wall mural(s), seatings & plantings.
- **SELECT DEVELOPMENT PARTNER FOR 4512 & NEARBY CIC PROPERTIES**
Choose a partner with an understanding of the District vision and support the pre-development process to help ready the project for detailed design and approvals.

BY THE END OF YEAR TWO :

Development partners for anchor sites have been identified and the park amphitheater is funded.

Implementation Resources

Below is an overview of relevant economic development tools that should be explored to support redevelopment and upkeep of the Heritage District.

COMMUNITY REINVESTMENT AREA (CRA)

The Village of St. Bernard has an active commercial revitalization area program which provides tax abatement for new real property investments. Retail is not eligible at this time – only residential projects. This could be amended to allow retail projects to be eligible. Learn more at development.ohio.gov/business/state-incentives/ohio-community-reinvestment-area.

TAX INCREMENT FINANCING (TIF)

The establishment of a TIF District should be considered since it could be used to capture the anticipated increase in property tax revenues associated with new development across the Heritage District. TIFs operate in 30-year cycles, and the collected funds could be used for public infrastructure improvements within the established area. The Port offers TIF structuring, if applicable, and lease-back terms that come with a sales tax abatement on construction materials. Learn more at development.ohio.gov/business/state-incentives/tax-increment-financing.

HAMILTON COUNTY ECONOMIC IMPACT

This program is an annual, competitive grant process to help fund community and economic development efforts. Applications are usually open at the start of the calendar year. Learn more at hamiltoncountyohio.gov/government/transparency/grants-and-assistance-programs/hamilton-county-economic-impact-program.php.

HISTORIC DISTRICT DESIGNATION

St. Bernard's Heritage District is likely eligible to be added to the national register. Designation would open up a variety of historic preservation funding programs. The Ohio Historic Preservation Pipeline Initiative assists with efforts to establish new historic districts and/or buildings. The program typically accepts applications in the early summer. Learn more at development.ohio.gov/community/redevelopment/historic-preservation-pipeline.

If a historic district or building is added to the national register, the Village could then create a Downtown Redevelopment District (DRD) of up to 10 acres in size. These districts function similar to TIFs but the funds can be used in a wider range of eligible uses. More at alloydev.org/hcdc-to-establish-first-downtown-redevelopment-district-in-hamilton-county/.

LOCAL HISTORIC PRESERVATION CONSULTANTS

Gray and Pape

John Picklesimer, jpicklesimer@graypape.com
www.graypape.com

720 Consulting

Adrienne Cowden, adrienne.cowden@gmail.com
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HISTORIC PRESERVATION TAX CREDITS

This program provides a tax credit to leverage the private redevelopment of historic buildings. The program is highly competitive and receives applications bi-annually in March and September. More at development.ohio.gov/community/redevelopment/ohio-historic-preservation-tax-credit-program.

CLEAN AIR IMPROVEMENT PROGRAM (CAIP)

Administered by the Ohio Air Quality Development Authority, this program offers resources for businesses seeking to improve air quality through efforts including historic building renovation. Tax benefits may include exemption on sales and use taxes, real property taxes and interest income on bonds and notes issued by OAQDA. Learn more at ohioairquality.ohio.gov/incentives-and-financing/clean-air-improvement-program.

BUSINESS ASSISTANCE GRANTS

The City of Dayton, Kentucky is similar in size to St. Bernard. They have had success in fostering a healthy business district by providing support to small businesses through a few key programs. More at daytonky.com/dba.

- **Uniform Signage Grant:** offers a 50% reimbursement up to \$1,500 for new or updated commercial signage.
- **Facade Improvement Grant:** awards 50% of costs up to \$10,000 toward enhancements made to a front facade.
- **Rental Assistance Grant:** for new businesses, offers up to 50% towards rent for the first 12 months, then decreases to 25% for the following year, and 10% for the third year.

DUKE ENERGY FOUNDATION URBAN REVITALIZATION GRANTS

These grants support redevelopment opportunities to help address urban blight and building vacancies while promoting business creation and retention. Applications are due at the end of July of every year. Learn more at foundation.duke-energy.com/grants/ohio/urban-revitalization.

OUR TOWN GRANT

Offered by the National Endowment for the Arts, this program supports creative placemaking projects that integrate arts, culture, and design in efforts to advance local economic, physical, and other community-desired outcomes. Learn more at www.arts.gov/grants/our-town.

BUILDING DEMOLITION AND SITE REVITALIZATION PROGRAM

This state program provides grants for the demolition of commercial and residential buildings and revitalization of surrounding properties on sites that are not Brownfields. A separate grant program exists for those property types. More at development.ohio.gov/community/redevelopment/building-demolition-site-revitalization-program.

WELCOME HOME OHIO PROGRAM

The Welcome Home Ohio (WHO) is a state program designed to support the creation of affordable, owner-occupied homes through grants (a maximum of \$100,000 per residential property) for the purchase of qualifying residential properties, the cost of construction or rehabilitation, or nonrefundable tax credits for qualifying activities. Learn more at development.ohio.gov/community/redevelopment/welcomehome.

NATUREWORKS

Funded through the Ohio Parks and Natural Resources Bond, this grant program provides up to 75% reimbursement assistance to local governments for the acquisition, development, and rehabilitation of recreational areas. Allocations are capped per county and the next deadline is July 1. The Parkside amphitheater development concept is a strong candidate for this source of funds. Learn more at ohiodnr.gov/buy-and-apply/apply-for-grants/grants/natureworks.

TRANSPORTATION ALTERNATIVES PROGRAM

This provides funding for projects including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; and safe routes to school projects. www.transportation.ohio.gov/working/publications/transportation-alternatives-program

SMALL CITY PROGRAM

Federal funds to small cities with populations from 5,000 to 24,999. Eligible projects include pavement rehab/repair, signal upgrades, road diets, intersection improvements, and access management. www.transportation.ohio.gov/programs/local-funding-opportunities/resources/small-city-program/small-city

Appendix

Vision Framework

Engagement + Informational Webinar Video

Engagement + Informational Webinar Slide Deck



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St. Bernard Planning Commission
April 2, 2026
6:00 p.m.
MEETING MINUTES

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.

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 04-004-2026 was presented by staff. The request is for a Zoning Map change to the Public Library parking lot on McClelland, Parcel # 582-0008-0061-00. The amendment would change the parcel from the R-2 One Family and Two Family Residential District to B-3 Community Business District. The staff report is submitted as part of the minutes for the record.

Staff noted that this case is similar to the previous requests to bring parking lots into compliance with the code. Staff advised that the best practice was to have the parking lots in the same zoning district as the primary business parcel, in this case that meant a change from Residential to business as noted above. The section of code related to the request is 1181.12

Staff advised that a representative from the library was present tonight and staff had worked with the library prior to bringing the case to the Commission. Staff advised that neither the library or staff were able to locate any records to indicate that the zoning had been addressed by the BZA during the building of the lot.

Staff advised that there had been two comments received from the public expressing concern that the lots would be zoned business and that the library could then sell off the lot and a business would be able to purchase the lot. Staff explained that the library was required to have the parking lot to meet the parking requirements under the zoning code. If the lot were to be sold, the library would be required to find parking within three hundred feet. Staff advised that if the library were to close and a new business purchase the property, the parking requirements could range anywhere from the existing 35 spaces to 144 parking spaces, depending on the use.

Commissioner Valerius asked about the notification map. Staff explained that the parking lot does not show as a parcel and a different map had to be used to pick up the residential lots, but residents were notified.

Commissioner Wendling confirmed the parcels were distinct properties. Staff confirmed they were. He then asked if the library moved, could the two different parcels be developed separately. Staff

advised that the answer to that is yes, but the current library building relies on those spots for parking. The current building size of roughly 7000 sq ft would be required to have 35-144 parking spaces, depending on business.

Commissioner Fraley asked if the library was sold, the parking lot could only be developed if the parking requirements were eliminated. Staff advised that in hypothetical terms, if the library sold the parking lot, there is approximately 7000 sq ft of green space attached to the parking. That could be developed, but would still require 35-144 parking spaces, depending on the use. The current lot has about 35 spaces.

Commissioner Vogt asked if someone bought the current parking lot and additional lots nearby, they could move the parking. Staff advised that they would have to locate parking within three hundred feet to meet the code.

Megan Wurth spoke on behalf of the Public Library. The library concurs with the report to re zone the property. The accessibility is a key part of the function of the library. The library has only sold one property in fifty years because that property could not be made ADA compliant.

Commissioner Valerius asked if there was any type of mission statement that alludes to not selling properties. Ms. Wurth advised that the library is in 41 communities and that really is the goal of the library to be in the communities and serve them directly.

Meeting was opened to public comments.

Hayfaa Wadih 100 Angels Way expressed concern about the multiple uses that could be on the property if the library ever needed to expand to another property. Developers like to capitalize on property, but that is the reason and purpose for the planning commission to protect the residents. She requested to board to place stipulations on the lot to limit what could go on the property to protect the residential properties.

Rami Wadih 202 McClelland Spoke to reinforce what was stated by Hayfaa and would affect his family directly. Would ask for restrictions to stop certain uses.

The public portion of the meeting was closed after no one else came forward to speak on the matter.

Commissioner Vogt stated that the hypotheticals are very important for the board to discuss. While she believes that the library will be there a long time, the board exists to have these discussions.

Commissioner Valerius agreed with the discussions of hypotheticals and there is another path through the BZA. Commissioner Valerius asked if it was attached to the library. Staff explained the variance would allow the lot to remain as a residential parcel. If the property were sold, it would only be for residential use, but the parking lot could remain and be used by whoever occupied the library. Commissioner Valerius stated her preference was for the lot to remain the residential zoning.

Commissioner Wendling confirmed that Commissioner Valerius preferred that the BZA handle the approval through a variance to permit the parking.

Commissioner Vogt stated that what she was hearing was that if the BZA approved the variance, it could remain parking into the future. Staff confirmed that was accurate. The BZA would grant the variance for the parking to remain.

Commissioner Wendling stated that Mrs. Wadhi had mentioned within the code conditions could be placed on the approval. He was not aware of that. Staff advised they have only seen conditions attached when variances or conditional uses were discussed.

Staff recommended that if the Commissioners were leaning to have the BZA review this, they should table the agenda item in order to allow the BZA to review the matter and after the request could be withdrawn.

Commissioner Fraley made the point that this parking lot is a requirement for the library to function as a business and if the library were to sell, they could not function because they don't meet the minimum parking requirements. Staff advised that was correct. If the lot was sold, the lot would be required to have parking based on how it was developed. Staff confirmed that was also correct. Realistically, a new business could not operate unless they provided the parking or procured it some other place. Commissioner Fraley stated that the likelihood to relocate something on that property was minimal based on all other factors.

Commissioner Vogt advised that her experience in real estate is that developers will go through anything in order to get a plan through and believes that the hypotheticals of what could happen are important to be cognizant about.

Commissioner Valerius asked if all business requires parking. There are businesses that would not require parking. Staff advised that they do not believe there are any currently in the zoning code which would not require parking.

Commissioner Vogt asked if food trucks are permitted in the B-3. Staff advised that currently food trucks are not permitted in the village. Commissioner Vogt asked if the code changed, could a food truck be placed there? Staff advised that hypothetically, yes, but staff does not intend to allow food trucks to be permanently parked in one location.

A motion was made by Commissioner Fraley and second was made by Commissioner Valerius to table case 04-004-2026. A roll call vote was taken and the motion passed unanimously to table the request and have the BZA review for a variance.

Case 04-005-2026 was presented by staff. Staff advised that request before the Commission was to amend portions Section 1121 titled "Purpose and Interpretation". Staff referred the Commissioners to Exhibit A where staff had laid out the reasoning for the amendments.

Staff advised that the reference to Hearing Examiner was being removed as the Commission had repealed that section previously.

Staff advised that under section 1121.01 "Zoning Ordinance" was added because that is the common term used within the code. Staff advised that under Section 1121.05 Authentication wording was added to post the information to the village website and American Publishing Code Library or similar website and the notice to the newspaper was eliminated.

Staff asked the Commissioners opinion on removing 1121.06 Repeal from the ordinance if approved by legal. The Commissioners advised that if legal advised it could be removed, then that would be their recommendation.

Commissioner Valerius asked if there were requirements on how and where things are posted. Staff advised that the code dictates where and how things are posted. Commissioner Wendling also advised that Ordinances are required to be posted outside Village Hall (bulletin Board).

The public meeting was opened and no one came to speak on the matter. Public portion meeting was closed.

Commissioner Wendling stated that removing the newspaper saves costs.

A motion was made by Commissioner Valerius and second was made by Commissioner Fraley to recommend Council approve case 04-005-2026. A roll call vote was taken and the motion passed unanimously.

Case 04-006-2026 was presented by staff. Staff is proposing a text amendment to Section 1129 titled "District Changes and Regulation Amendments". Staff is proposing to add the Zoning Administrator as being able to introduce text amendment changes and that the Zoning Administrator would be responsible for receiving applications and preparing reports for Planning Commission. The Zoning Administrator would also be responsible for forwarding and presenting Planning Commission recommendations to the Village Council.

The word "Planning" was added in front of "Commission" where appropriate.

Under 1129.03 the word "premises" was changed to "parcel".

Wording was also changed to approve or deny from grant or not grant to match up with the motion language.

The fee was changed from \$25.00 to \$700 which is the average rate for Planning Commission cases.

Commissioner Valerius asked if the notice was the agenda being posted. Staff advised there are basically two notices: one is the agenda being posted and the other is the notice to all parcels within 200-foot radius of the subject property. The full agenda is also posted to the website seven to ten days out.

Commissioner Valerius asked if electronic payment of fees was available. Staff advised that we are getting there.

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 Valerius stated that she preferred the word motion to remain in the code versus report. Commissioners also preferred the word "presented" to over certified or forwarded.

Commissioner Fraley stated that updating the language and making sure it was consistent was a good plan. Commissioner Wendling agreed.

A motion was made by Commissioner Fraley and second was made by Commissioner Vogt to recommend Council approve case 04-006-2026. A roll call vote was taken and the motion passed unanimously.

Old Business

Approve minutes from the March 5, 2026 meeting.

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

Miscellaneous

Staff advised that they had met with the Village attorney, Ms. Van Valkenberg-Walden to discuss both the proposed Definitions and Sign code. Staff advised that the goal was to have the Definitions section before the Commissioners in June, with the Sign regulations following. Staff reminded the Commissioners that they have copies of the definitions for review.

Staff advised that there is no May meeting as Staff is not bringing anything before the board and no other cases were submitted.

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

Respectfully submitted,

Benjamin Fraley, Chairman

Andrew Schweier, Secretary

