

**The Regular, Scheduled Meeting of the Council of  
The Village of Marble Cliff**

**1600 Fernwood Ave.**

**August 18, 2025**

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, August 18, 2025, at 7:00 pm. in Village Hall, 1600 Fernwood Ave., in the Village of Marble Cliff. Those in attendance were Mayor, Matthew P. Cincione; Council Members: President, Dow T. Voelker; Bridget B. Sarna, Joanne C. Taylor, Marcia A. Thomas, and Kendy A. Troiano; Yazan Ashrawi, Village Solicitor; Caleb Zmith, Village Engineer; Stephanie Evans, Fiscal Officer; and Peggy Shanahan, Assistant Fiscal Officer. No representatives of the press were present. Visitors were present.

Mayor Cincione called the meeting to order at 7:00 pm.

Ms. Troiano moved to excuse Mr. Jolson from the meeting; Ms. Taylor seconded. Motion passed and Mr. Jolson was excused.

**VARIANCES, PERMITS AND VISITORS**

Mr. Ashrawi swore in Ms. Kendy Troiano, who spoke regarding her variance application. Ms. Troiano presented her request for the variance at 1969 Cardigan Avenue, asking to extend the roof of her existing garage to cover an existing patio and add a small shed to the rear of it. Ms. Troiano explained her reasons for the application and answered questions posed by Council. Ms. Shanahan confirmed that Ms. Troiano notified her neighbors and that there were no concerns regarding the application.

**Mr. Voelker moved to approve the rear yard setback variance for 1969 Cardigan Avenue; Ms. Taylor seconded. Ms. Troiano abstained from voting. Motion passed by the other four members present.**

**CONSENT AGENDA**

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| <ul style="list-style-type: none"><li>1) Approval – Minutes of the regular, scheduled meeting, July 21, 2025</li><li>2) Received – Fire Report, July 2025</li><li>3) Received -- Police Report, July 2025</li><li>4) Received – Permit Report, July 2025</li></ul> |
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Mayor Cincione introduced the Consent Agenda and asked if any items need to be pulled out for discussion. No items were pulled out for discussion.

**Ms. Troiano moved to approve the Consent Agenda; Mr. Voelker seconded. Motion passed unanimously by the five members present.**

**MAYOR'S REPORT**

Mayor Cincione reported that the Cambridge Boulevard team from Burgess & Niple and REALM met last week to share updates and pinpoint further details. Plans are at the 90% stage the final pieces are coming together. Burgess & Niple will be assisting with the Village's application to OPWC at the end of August and the first round results should be available in October. The Village will pay \$2 million outright, and will ask for \$5 million between a grant and a loan. The Mayor reminded Council that this is the culmination of years of deferrals and that it ultimately will be four or five projects rolled into one, including water line replacement, sewer line work, street repairs and curb work. The Village will host an Open House for the community in the fall.

**ENGINEER'S REPORT**

Mr. Zmith reported that he is finalizing the OPWC application for Cambridge Boulevard and will have it ready to submit next week. He also shared that he is anticipating the Village scoring high on its application, and that there is a possibility that the Village could receive funding approval in October during the first round of the OPWC funding awards. Should that be the case, bidding could start this fall. Council talked about the importance of being prepared for the next steps should that happen. Staff will work on documents to support this possibility, including any needed legislation and Open House materials. Mr. Zmith also reported that the water model is complete and the GIS project is wrapping up. Mr. Zmith stated that needed improvements were identified as a result of the water model and that he will try to time those projects so that if possible, they can be lumped in with any of the Cambridge Boulevard improvements that would be appropriate.

Mr. Zmith stated that sidewalk lift & grind work is scheduled for September, and that he is finalizing the locations for sidewalk replacement and coordinating that work with the contractor. He is holding on the mill and fill for Roxbury Road to determine the color specification and will get cost comparisons for the various options. The CCTV inspection of the sewers along Dublin Road is complete and he is awaiting results. Mr. Zmith also shared that 3 new fire hydrants have been ordered and he is getting a quote for the Tarp Woods light pole replacement. He is also updating the zoning map to reflect property owner changes and adding park and green spaces, and is pursuing bids to do striping at the north end of the Cambridge island.

Mr. Zmith stated that Columbus Sanitary will be providing an updated agreement for the Village to consider.

Mr. Zmith, Ms. Shanahan, members of the fire department and a homeowner met with representatives from The Packard development to discuss the fire lane turnaround and the drainage issues at the adjacent property. Per the final development plan for The Packard, there must be no parking in the fire lane; Mr. Ashrawi stated that whether it be marked with paint and/or signage, the end result must be no parking. Mr. Zmith is providing guidance for remediation and Ms. Shanahan will issue a deadline.

Before leaving, Mr. Zmith stated that he will not be present at the next council meeting.

#### SOLICITOR'S REPORT

Mr. Ashrawi stated that he has been researching the zoning for the Cardigan Ave. lot that is adjacent to the autobody shop but has yet been able to identify when zoning was established or changed. Mr. Voelker suggested that when Marble Cliff was established, it could be that everything was zoned residential and that parcels were "spot-rezoned" as time moved along. Mr. Ashrawi and Village staff will continue to research this zoning.

#### STAFF REPORTS

Ms. Evans presented the financial reports for July 2025, including the bank reconciliations and income tax receipts.

**Mr. Voelker moved to approve the financial reports for July 2025; Ms. Troiano seconded. Motion passed unanimously by the five members present.**

Ms. Shanahan shared that some residents have reported seeing abandoned scooters in the Village and asked about the Village's stance on them. There was discussion around this topic but nothing firm was decided. Ms. Shanahan will reach out to the City of Columbus to see what guidelines might exist, and what expectations there are for scooters left sitting for multiple days. She will also locate a contact to call to report abandoned scooters.

Ms. Shanahan also asked for suggestions for ways to celebrate Marble Cliff's 125<sup>th</sup> Anniversary next year, and proposed the idea of a homecoming celebration for discussion. There wasn't much conversation about a possible homecoming event, but Council would like to consider options for t-shirts, sweatshirts and other apparel.

#### COUNCIL MEMBER REPORTS

None.

#### OLD BUSINESS

Mayor Cincione presented O-2733-25, An Ordinance amending Section 154.078 (Swimming Pools) of the Code of Ordinances of The Village of Marble Cliff, Ohio, for its second reading.

#### NEW BUSINESS

None.

ADJOURN

**Ms. Troiano moved to adjourn the meeting; Ms. Taylor seconded. Motion passed unanimously by the five members present. Mayor Cincione adjourned the meeting at 7:59 pm.**

Approved by:



Dow T. Voelker  
Council President

Submitted by:



Stephanie A. Evans  
Fiscal Officer