

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

**1600 Fernwood Ave.**

**October 20, 2025**

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, October 20, 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; Matthew R. Jolson, Joanne C. Taylor, and Marcia A. Thomas; Yazan Ashrawi, Village Solicitor; 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.

Mr. Voelker moved to excuse Ms. Sarna and Ms. Troiano; Mr. Jolson seconded. Motion passed by the four members present.

**VARIANCES, PERMITS AND VISITORS**

Ms. Katy Bainbridge introduced herself and stated that she is the buyer for the property at 1956 Bluff Ave. Ms. Bainbridge shared ideas for the home she plans to build on the property and shared her concerns over the pending decision about setbacks for Bluff Ave. She added that she would like to build the new house facing Cambridge with the driveway to the rear and entering from Bluff, and that the side yard setbacks established for Bluff will determine her ability to move forward with the closing on the property.

Mr. Ashrawi stated that even though this is a unique situation with the vacated road to the south, his conclusion is that the setbacks should be 50 feet on the front and 15 feet on the side yard. Mr. Voelker confirmed, and added that based on the plats, Bluff Ave. ends at the entrance to Marble Cliff from Grandview, and that the road that was vacated is actually Cambridge Blvd. that curves around to meet Bluff. Mr. Ashrawi added that the discussion point as it related to code, was whether this was to be considered a corner lot. With the knowledge that it was not originally two streets but rather one street that curves, the corner lot setbacks are not applicable. Mr. Voelker stated that the orientation of the house will dictate the front yard, and that whichever direction it faces would have the 50-foot setback. Mr. Ashrawi confirmed. There was discussion amongst council members, and Ms. Bainbridge answered questions. She plans to present her demolition permit application at the November council meeting.

Ms. Bainbridge thanked council and left the meeting at this time. Resident and neighbor to the property, Mr. Alex Picazo, followed up by stating his support of the plan for the house to face west, and is pleased that the driveway access will remain off Bluff to the rear of the property.

**CONSENT AGENDA**

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| <ul style="list-style-type: none"><li>1) Approval – Minutes of the regular, scheduled meeting, September 15, 2025</li><li>2) Received – Fire Report, September 2025</li><li>3) Received -- Police Report, September 2025</li><li>4) Received – Permit Report, September 2025</li><li>5) Received – AEP Landscaping plans and monument sign</li><li>6) Received – Cambridge Blvd. FAQ</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.

**Mr. Jolson moved to approve the Consent Agenda; Ms. Taylor seconded. Motion passed unanimously by the four members present.**

**MAYOR'S REPORT**

Mayor Cincione stated that attendance was good at the Cambridge Blvd. Open House and that there was positive feedback that came from it. We are still awaiting the results of the OPWC application but hope to hear news about it soon. Ms. Thomas and Mr. Jolson added that they have also heard positive feedback about it. Ms. Shanahan will add the plans to the website.

The Mayor also shared that construction continues on the wall at the AEP site and that the perimeter is expected to be completed by December 2025. At that point, one of the two

new transformers will be functional, and dismantling the old transformer will begin. The second transformer will come online in April, 2026, and the facility will be fully functional. The monument sign will be built at that point, and landscaping installed in the fall of 2026. The wall itself will be AEP's responsibility to maintain, while the landscaping will be the Village's responsibility. The details of the maintenance agreement are being reviewed. AEP is hoping to get the building at 2200 W. Fifth Ave. on the market in early 2026 but they will be applying for a lot split prior to listing it.

#### ENGINEER'S REPORT

Mr. Zmith reported that he is still awaiting the results of the OPWC application and is currently seeking quotes for the sidewalk replacement work. He also reported that after further review, the striping at the north end of the Cambridge island should wait until we do the whole street. Also, he has reviewed the Columbus Water agreement and stated that it is good from his perspective. Any work will require additional action by council.

Mr. Zmith left the meeting at this time.

#### SOLICITOR'S REPORT

Mr. Ashrawi reiterated that he had reviewed the setbacks and came to the conclusion that it wasn't as complicated as first thought.

#### STAFF REPORTS

Ms. Evans presented the financial reports for September 2025, including the bank reconciliations and income tax receipts. Mr. Jolson asked about the cost to the Village for the free EV charging for residents. Ms. Evans will look into this further.

**Mr. Voelker moved to approve the financial reports for September, 2025; Mr. Jolson seconded. Motion passed unanimously by the four members present.**

Ms. Shanahan reminded Council that the holiday party is Monday, Dec. 1, 2025.

#### COUNCIL MEMBER REPORTS

None.

#### OLD BUSINESS

Mayor Cincione reviewed R-2674-25, A Resolution declaring the official intent and reasonable expectation of the Village of Marble Cliff on behalf of the State of Ohio (the borrower) to reimburse its Cambridge Boulevard Improvements Fund for the Cambridge Boulevard Improvements Project (OPWC Project Number C\_\_) with the proceeds of tax-exempt debt of the State of Ohio, for its second reading.

Regarding O-2734-25, An Ordinance amending Section 154.056 (Setbacks of Buildings on Principal Streets and Highways) of the Code of Ordinances of the Village of Marble Cliff, Ohio, and the outcome of the earlier discussion about it, Mr. Voelker suggested that the need for this ordinance doesn't exist.

**Further, Mr. Voelker moved to table O-2734-25 indefinitely; Ms. Taylor seconded. Motion passed unanimously by the four members present. Mr. Voelker directed staff to remove it from the agenda.**

#### NEW BUSINESS

Mayor Cincione introduced O-2735-25, An Ordinance to make Appropriations for Current Expenses and Other Expenditures of the Village of Marble Cliff, State of Ohio, during the Fiscal Year ending December 31, 2026, for its first reading.

Mayor Cincione introduced O-2736-25, An Ordinance authorizing the Salaries of the Fiscal Officer and Assistant Fiscal Officer for the Fiscal Year 2026, for its first reading.

O-2737-25, An Ordinance authorizing the Mayor and Fiscal Officer to enter into a Sanitary Sewer Service Agreement with the City of Columbus, for its first reading.

ADJOURN

**Mr. Voelker moved to adjourn the meeting; Ms. Taylor seconded. Motion passed unanimously. Mayor Cincione adjourned the meeting at 8:03 pm.**

Approved by:



Dow T. Voelker  
Council President

Submitted by:



Stephanie A. Evans  
Fiscal Officer