

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

1600 Fernwood Ave.

April 20, 2026

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, April 20, 2026, 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 Sarna, Joanne C. Taylor, Marcia A. Thomas, Matthew E. Turner, and Laura Youssef; Anthony Severyn on behalf of 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.

## VARIANCES, PERMITS AND VISITORS

Permanent Sign Application for 1943 W. 5<sup>th</sup> Ave. - Mr. Severyn swore in Mr. John Lewis and Mr. Jarrod Norton to speak regarding the sign application. Mayor Cincione reviewed the process for approving permanent signs. Mr. Voelker asked for clarification of the size and location of the sign and the distance from the sidewalk. Mr. Lewis answered these questions and reviewed the application for Council.

**Mr. Voelker moved to approve the Permanent Sign Application for 1943 W. 5<sup>th</sup> Ave.; Ms. Taylor seconded. Motion passed unanimously.**

1260 Cambridge Blvd. Side Yard Variance Application - Mr. Severyn swore in Mr. Ryan and Mrs. Karen Crossley to speak about their application. Mr. Crossley explained the building site plan and reviewed his application. Mr. Brian O'Mara spoke in support of the project, stating that he trusts the neighbors to do as their application states and that there are precedents with other properties in Marble Cliff that have buildings very close to the property line. Ms. Shanahan confirmed that no comments have been received from other neighbors.

**Mr. Voelker moved to approve the Side Yard Variance Application for 1260 Cambridge Blvd.; Ms. Thomas seconded. Motion passed unanimously.**

1358 Cambridge Blvd. Swimming Pool Application – Mr. Severyn swore in Mr. Matt Jolson to testify about his application. Mr. Jolson explained his plan and shared his goal to have a high aesthetic value and to use quality products in his project. Ms. Shanahan added that Mr. Jolson checked with Ms. Pam Jameson at First Community Church prior to submitting his application because his property is adjacent to the preschool at the church. Mr. Jolson has also talked to Ms. Jameson about the possibility of attaching his gate to the existing fence at the preschool. In addition to the fence, Mr. Jolson stated that there will be a pool cover with a lock to use when the pool is not in use. He also stated that he will be removing some of the hard surfaces currently on his property to reduce the total lot coverage. Mr. Jolson answered questions, specifically about attaching a gate to the church's fence. There was a lot of discussion around this topic, and whether it is possible to approve the application if it means encroaching onto the adjacent property. Mr. Jolson said he has suggested an easement and will continue to discuss that option with the church. Ultimately, it was determined that Council could proceed in considering the application because the fence will come at the end of the project, and there could be contingencies placed on the fence if needed.

**Mr. Voelker moved to approve the Swimming Pool Application for 1358 Cambridge Boulevard, with the fence and gate placement contingent on the applicant securing a written easement agreement with the church property to the south; Ms. Taylor seconded. The motion was approved unanimously.**

1450 Arlington Ave. Demolition Permit Application – Mr. Severyn swore in Ms. Brenda Parker, Mr. Brian and Mrs. Maria Ellis, and Mr. Mike Leach. Ms. Parker explained the process leading up to the demolition request, including a feasibility study regarding the existing house, the roadblocks they incurred, and the difficulty of moving forward with the original renovation plan because of the concrete walls. Ms. Parker explained that it became very costly to renovate and still get everything they need in a house in order to age in place and host their large family. Ms. Shanahan stated that one letter of support was received from the neighbor to the east of the property. Ms. Taylor asked for clarification regarding the criteria for a demolition, and whether this application meets the required two out of three. Mr. Voelker read the criteria aloud and addressed each in the context of this house. He spoke to the repurposing of several large manor homes in the Village as one end of the spectrum, and the recent demolition of a house on Bluff Ave. as the opposite end of the

spectrum, and stated that he feels this house falls in between. Mr. Voelker suggested that Council consider Condition 1, Historical value, and Condition 2, Reasonable Economic Use, as the criteria most relevant in this application. Ms. Parker stated that the current house is not contributing to the character of the community; Mr. Leach, a neighbor, agreed and stated his support for the project.

Ms. Taylor stated that she does not want to create a slippery slope whereby homes can be bought only to demolish them. Mr. Turner followed by asking for an understanding of how this house is different than that – being bought with no intention of restoring. Ms. Parker addressed the lack of historical value, but also stated that the original intent was to renovate but that the concrete construction of it made it too costly, and still did not achieve all of the changes needed by the owners.

In evaluating the demolition application in the context of the three criteria, Council generally agreed that it has no historical value (Condition 1). With regard to reasonable economic use, discussion centered around the difficulty of the house's original construction. Mr. Voelker and Mr. Turner agreed that the concrete construction makes the house "stuck," and leaves razing as the only alternative (Condition 2). For the third criteria, Mr. Voelker and Ms. Taylor agreed that it cannot be stated that the deterioration has progressed to the point that it cannot be restored and therefore does not meet this criterium.

**Mr. Voelker moved to approve the Demolition Permit Application for 1450 Arlington Ave. based on the satisfaction of conditions 1 and 2 of the demolition criteria; Ms. Sarna seconded. Motion passed unanimously.**

2200 W. 5<sup>th</sup> Ave. AEP Variance and Lot Split Application – Mr. Severyn swore in Mr. John Wright and Mr. David Sanford for testimony regarding the lot split for 2200 W. 5<sup>th</sup> Ave. Mr. Voelker asked about the driveway next to the railroad and whether there would be an easement with AEP for access to it. Mr. Wright stated that there would be a reciprocal easement so the building will have use of it. Mayor Cincione asked about marketing for the sale of the building, and additional questions were posed regarding the setback distance and encroachment with the lot split. The Mayor reviewed a short history of this project for the newer Council members. Mr. Zmith that the Village will need a storm sewer easement as part of the mutual agreement.

**Mr. Voelker moved to approve the Side Yard Setback Variance for 2200 W. 5<sup>th</sup> Ave.; Ms. Taylor seconded. Motion passed unanimously.**

The lot split application will need to be contingent on a reciprocal easement for driveways and an agreed-upon storm water easement. Mr. Wright and Mr. Sanford will provide Mr. Zmith with a detailed survey with confirmation of water, storm sewers, and sanitary sewer service lines.

**Mr. Voelker moved to table the lot split application and discussion until the May 18<sup>th</sup> meeting; Ms. Taylor seconded. Motion passed unanimously.**

#### CONSENT AGENDA

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| <ol style="list-style-type: none"><li>1) Approval – Minutes of the regular, scheduled meeting of March 16, 2026</li><li>2) Received – Fire Report, March 2026</li><li>3) Received -- Police Report, March 2026</li><li>4) Received – Permit Report, March 2026</li></ol> |
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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. Voelker moved to approve the Consent Agenda; Ms. Taylor seconded. Motion passed unanimously.**

#### MAYOR'S REPORT

Cambridge Blvd- Mayor Cincione reported that tree removal and storm sewer work will

begin next week, and that a link to the project dashboard will be added to the home page of the Village website. Ms. Taylor asked about whether residents could have access to the plants, stones, etc. on the island that will be discarded in the process; Mayor Cincione stated that it isn't practical because of the safety issues it could cause in a construction zone.

Ms. Shanahan explained the communication plan, including Friday emails and door hangers, along with frequent updates to the website. In addition, Ms. Shanahan asked, and Council agreed, that the construction crew may be given permission to begin working at 7am in order to keep the project on time.

#### ENGINEER'S REPORT

Mr. Zmith stated that he is getting quotes for an electrical upgrade to the booster station and CCTV quotes for sewer work. The sidewalk replacements are completed.

Mr. Zmith left at this time.

#### SOLICITOR'S REPORT

None.

#### STAFF REPORTS

Ms. Evans presented the financial reports for March, 2026, including the bank reconciliations and income tax receipts.

**Mr. Voelker moved to approve the financial reports for March, 2026; Ms. Taylor seconded. Motion passed unanimously.**

Ms. Evans presented O-2742-26, An Ordinance adopting a budget for the Year 2027 for the Village of Marble Cliff, for its first reading.

Ms. Shanahan shared possible fall dates for a Homecoming picnic at Falco Park. Council agreed on Sunday, September 20 from 2-5pm for an Open House format with light snacks. Council also decided that no 125-year anniversary specially-branded items are necessary.

Ms. Shanahan confirmed with Council that they'd like to offer coffee and donuts the morning of the Memorial Day parade. Council agreed; Ms. Shanahan will coordinate.

#### COUNCIL MEMBER REPORTS

Ms. Sarna stated that two scholarship applications were received and both were awarded a scholarship. Mr. Turner shared that SOPEC has secured new rates for the Village's electric aggregation and that opt-out letters were mailed to residents. The new rate is \$0.11.262 per kWh.

#### OLD BUSINESS

R-2676-26, A Resolution to accept Reimbursement from SOPEC for Funds Recovered from AEP Energy as a result of SOPEC's Petitioning for these Funds on behalf of the Village of Marble Cliff, second reading.

**Ms. Taylor moved to suspend the rules; Ms. Thomas seconded. Motion passed unanimously.**

**Mr. Voelker moved approval of R-2676-26, to receive reimbursement from SOPEC for funds recovered from AEP Energy; Ms. Taylor seconded. Motion passed unanimously.**

#### NEW BUSINESS

None.

ADJOURN

**Ms. Sarna moved to adjourn the meeting; Ms. Youssef seconded. Motion passed unanimously. Mayor Cincione adjourned the meeting at 9:01 pm.**

Approved by:



Dow T. Voelker  
Council President

Submitted by:



Stephanie A. Evans  
Fiscal Officer