

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

1600 Fernwood Ave.

May 18, 2026

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, May 18, 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; 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

2200 & 2300 W. 5th Ave. AEP Lot Split Application – No representatives from AEP were present, but Mr. Zmith, Village Engineer, summarized the status of the application and stated that he has asked AEP for a driveway and utility easement because of concerns about future driveway and utility access. AEP is still searching their records for documentation and clarification on the location of the utilities. Ms. Taylor asked if it is possible to grant the lot split application, but subject to and contingent upon the satisfaction of access and utility easements by the Village Engineer and the Village Solicitor; Mr. Ashrawi confirmed that Council may do so.

Mr. Voelker moved to approve the Lot Split Application for 2200 & 2300 W. 5th Ave., contingent upon any necessary easements being established, and meeting the satisfaction of the Village Engineer and Village Solicitor. Mr. Voelker also stated that while the discussion this evening has been brief, the lot split has been expected since the start of this project and has been discussed many times in the past. In addition, the setback variance for the new lot was approved at the April 2026 meeting, and more detailed discussion about this lot split was covered in that application.

Ms. Taylor seconded. Motion passed unanimously.

Permanent Sign Application for 2150 Marble Cliff Office Park - Mr. Ashrawi swore in Mr. Doug Wilson of Image 360 in Dublin, Ohio. Mr. Wilson presented the permanent sign application for Community Dental in the Marble Cliff Office Park. Mayor Cincione added that all permanent signs require Council approval. Mr. Turner asked about the location of the building and other signs in the area. Ms. Thomas asked which direction the sign faces; Mr. Wilson stated that it is on the backside of the building and faces east.

Ms. Thomas moved to approve the Permanent Sign Application for 2150 Marble Cliff Office Park; Ms. Youssef seconded. Motion passed unanimously.

Fence Permit Application for 1423 Cambridge Blvd. – Mr. Ashrawi swore in Mr. Jordan Renda to present his plan for the gate that he'd like to place between an existing fence and a new pillar which he would build to match an existing one. The height of the new gate and pillar would match the existing fence and pillar.

Mr. Voelker moved to approve the Fence Permit Application for 1423 Cambridge Blvd.; Ms. Sarna seconded. Motion passed unanimously.

1450 Arlington Ave. Setback Variance Application – Mr. Ashrawi swore in Ms. Brenda Parker, along with Mr. and Mrs. Brian Ellis, to present their request for a setback variance. Ms. Parker gave a summary of the project, and stated that Mr. and Mrs. Ellis were granted a demolition permit for the house at 1450 Arlington Ave. at the April 2026 meeting. Since that time, however, the builder discovered that the setbacks were misinterpreted on the original drawings and set at 25 feet instead of 50 feet. Ms. Parker stated that it is not possible to maintain the needs of the house on the property with 50-foot setbacks, especially given that it is a corner lot and would require a 50-foot setback on two sides. Ms. Parker reviewed other homes on the street, comparing the varied setbacks of the homes on the same side of the street, as well as on the west side of the street. She also noted that the depth of this particular lot is half the depth of the other lots on the east side of the street. Mr. Voelker agreed, stating that these setbacks don't seem material, and that the current house is not in compliance. Ms. Shanahan confirmed that there has been no feedback from

the community regarding this application. Ms. Alicia Gaston asked to speak, and after being sworn in by Mr. Ashrawi, commented that zoning didn't exist at the time many of the Marble Cliff houses were built, and asked that council consider this in their assessment, not only for this house, but in general. She further added that as a neighbor to the property, she has no problem with this variance. Ms. Youssef stated that she is not in favor of granting demolition permits, particularly if the new homes will not follow the setback guidelines, and also adding that she doesn't want to see the Village getting into a pattern of allowing this to happen.

Mr. Voelker moved to approve the Setback Variance Application for 1450 Arlington Ave.; Ms. Sarna seconded. Motion passed 5-1, with Ms. Youssef voting no.

1320 Cambridge Blvd. First Community Church Temporary Sign Permit – No representatives from First Community Church were present, however, Ms. Shanahan explained why this temporary sign permit is on the agenda for Council to consider. A resident complained via email about the banners being regularly displayed at the entrances to the church on the days that the Heart to Heart food pantry is operating. He stated that there is also an unsightly orange cone placed in the right-of-way when the banners are not there. Upon further review, it was determined that the mounts that hold the banners are more permanent structures in the grassy right-of-way, and that an orange cone is placed over them when they are not in use. Ms. Taylor stated that the food pantry operates on Tuesdays and Thursdays from 9am-12pm, and spoke to the importance of the service provided by the church. She reminded Council that they are not trying to advertise or sell anything, and although acknowledging that the banners are not attractive, stated that they do help control traffic and keep it manageable. She also added that the church is very attentive about taking them down when they are not being used. Mayor Cincione added that First Community Church is our community and that their presence and work is important to the Village. He stated that he feels the biggest issue is that the mounts for the banners are in the right-of-way and suggested they move them onto church property and come up with a better way to cover them when they are not in use. Ms. Youssef suggested granting the permit for 60 days with an option to renew. Mr. Voelker agreed with all the points made in the conversation and suggested that the Mayor has authority to approve this permit. Mayor Cincione agreed and will approve the permit with the contingency of moving the mounts and finding an alternative to protecting them when not in use.

Representatives from the City of Columbus Division of Water presented Lead Safe Columbus, sharing information regarding lead pipes and the laws and guidelines surrounding their replacement.

CONSENT AGENDA

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| <ol style="list-style-type: none">1) Approval – Minutes of the regular, scheduled meeting of April 20, 20262) Received – Fire Report, April 20263) Received -- Police Report, April 20264) Received – Permit Report, April 20265) Received – SOPEC Electric Aggregation Communication |
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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. Taylor moved to approve the Consent Agenda; Mr. Voelker seconded. Motion passed unanimously.

MAYOR'S REPORT

Mayor Cincione reported that the Cambridge Boulevard project is in full swing, and that Mr. Zmith will have more to share on it. Ms. Taylor commented on the number of people who spoke to her in surprise when the trees started coming down because they had not attended any meetings or read any of the materials.

The Mayor also shared that the Blue Star Memorial will be on the Thursday before Memorial Day and that he will be in attendance.

ENGINEER'S REPORT

Mr. Zmith reported that the construction crew hit an unmarked water line and cut electric conduit for a street light as well. The water line was lead and will be replaced. An unmarked gas line was also hit, and as a result, Burgess & Niple is remarking as they go to ensure records are accurate moving forward. Temporary pavement is being placed for the parade, and there have been a couple reports of tires popping when driving over the aggregate. Mr. Zmith also confirmed that they are discovering railroad ties under the pavement, which were from the old trolley lines. He suggested trenching and filling the road to prevent future issues. Ms. Shanahan will ask the contractor to use more care in the placement of the road blocks at the end of each day, and encourage local traffic only to reduce cross-through traffic. Mr. Zmith stated that outside the Cambridge Boulevard project, the water booster station will get an electrical upgrade soon, and that water may be reduced to a trickle for up to 8 hours on the day it happens.

Mr. Zmith left at this time.

SOLICITOR'S REPORT

None.

STAFF REPORTS

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

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

Ms. Shanahan shared that the balance in the Falco Scholarship Fund is \$386,887.12. Council members suggested that the Marble Cliff 125/homecoming event will be a good time to remind the community that they can add to it.

Ms. Shanahan stated that the GH311 messaging system now says Marble Cliff on it when it is a message from the Village, and that the website page for Cambridge Boulevard is complete. She is sending messages to residents every Friday with updates on the street project.

The staging for the Memorial Day parade will be on Lincoln Road, with the baseball and softball teams on Cambridge Boulevard, south of First. The First Community Church parking lot will also be a staging area. Ms. Shanahan will order coffee and donuts; Council members offered to pick up, set up, and work at the table on the morning of the parade.

COUNCIL MEMBER REPORTS

None.

OLD BUSINESS

O-2742-26, An Ordinance adopting a budget for the Year 2027 for the Village of Marble Cliff, second reading.

NEW BUSINESS

None.

ADJOURN

Ms. Sarna moved to adjourn the meeting; Ms. Taylor seconded. Motion passed unanimously. Mayor Cincione adjourned the meeting at 8:50 pm.

Approved by:



Dow T. Voelker
Council President

Submitted by:



Stephanie A. Evans
Fiscal Officer