



## GROVE CITY, OHIO - CITY COUNCIL Agenda

October 6, 2025

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

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### LANDS:

Ordinance C-35-25

Approve a Special Use Permit for Grove City Drive-Thru for a Drive-Thru Facility located at 3188 Southwest Blvd. Second reading and public hearing.

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### SERVICE:

Resolution CR-43-25

Authorize the City Administrator to enter into a contract and cooperate with the Director of Transportation for the Stormwater Improvement along US 62.

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### FINANCE:

Ordinance C-38-25

Amend Exhibit "A" of Ordinance C-09-25 creating the "Grove City CARES" Healthcare Grant Pilot Program. First reading

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Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 09/15/25 Council / 09/22/25 BZA

Date: 09/09/25  
Introduced By: Ms. Burroughs  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-35-25  
1st Reading: 09/15/25  
Public Notice: 9/16/26  
2nd Reading: 10/06/25  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-35-25

### AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU FACILITY FOR GROVE CITY DRIVE THRU LOCATED AT 3188 SOUTHWEST BLVD.

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WHEREAS, Grove City Drive Thru, applicant, has submitted a request for a Special Use Permit for a Drive-Thru facility for located at 3188 Southwest Blvd.; and

WHEREAS, on September 02, 2025, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. The existing pavement markings on the site shall be removed and repainted with markings that indicate the circulation pattern, as shown on the site plan;
2. The site shall be brought into compliance with Chapter 1136 of the City Code prior to opening;
3. The proposed dumpster shall be located in an enclosure that complies with the requirements of Chapter 1136.08, including supplemental landscaping; and
4. All non-conforming signs shall be removed.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

**SECTION 1.** A Special Use Permit, under Section 1135.09b(12)Aj is hereby issued to Grove City Drive Thru, located at 3188 Southwest Blvd., contingent upon the stipulations set by Planning Commission.

**SECTION 2.** This ordinance shall take effect at the earliest opportunity allowed by law.

\_\_\_\_\_  
Christine Houk, President of Council

Passed:

\_\_\_\_\_  
Richard L. Stage, Mayor

Effective:

Attest: \_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance  
is correct as to form.

\_\_\_\_\_  
Stephen J. Smith, Director of Law

## ITEM 4: 202506260021– Grove City Drive Thru- Special Use Permit

### Site Location

3188 Southwest Boulevard (PID 040-005822)

### Proposal

A special use permit for a drive thru convenience store.

### Current Zoning

C-2 (Retail Commercial)

### Future Land Use

Commercial Center

### Property Owners

Bassam Kret & Najwa A Kret

### Property Incentives

CRA #4

### Applicant/Representative

Zeeshan Aslam, Grove AAZ LLC

### Applicable Plans, Policies, and Code Section(s)

- Zoning Code Chapter 1135.09
- GroveCity2050 Future Land Use and Character Map

### Staff Recommendation

Approval with 4 stipulations

### Contents

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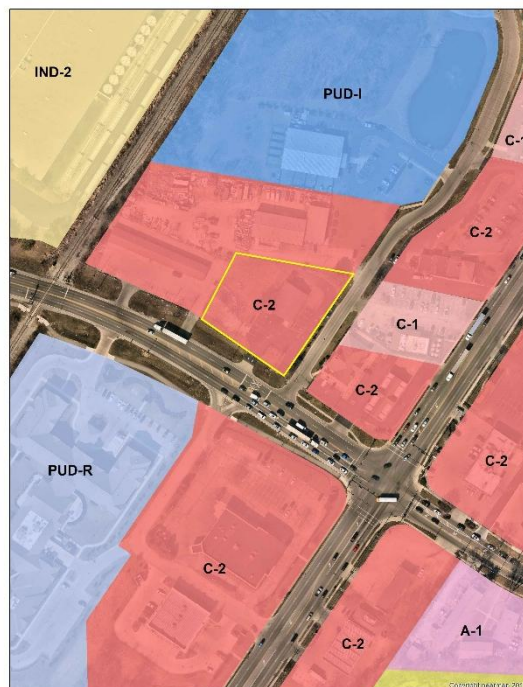
### Case Manager

Dash Logan, Senior Planner  
614-277-3024  
dlogan@grovecityohio.gov

### Summary

This proposal is a special use permit to allow for a drive- thru convenience store at 3188 Southwest Boulevard.

### Zoning Map



### Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

## 1. Context Map

This property is located at 3188 Southwest Boulevard (PID 040-005822).



202506260021  
Grove City Drive Thru  
Special Use Permit  
PID 040-005822

0 30 60 120 180 240 300  
Feet



## 2. Analysis

The applicant is requesting approval of a Special Use Permit to operate a drive-thru convenience store at 3188 Southwest Boulevard. The site is zoned C-2 (Retail Commercial), which allows for the operation of a drive thru upon obtaining a Special Use Permit. The GroveCity2050 Community Plan Future Land Use and Character Map identifies this site as Commercial Center, which is characterized as areas of community- and regional-scale commercial development situated near and along major roadway corridors, and includes commercial as a primary use.

The proposed drive thru will occupy half of the existing building, and materials indicate the other half (3184 Southwest Boulevard) will be used for storage of products and provide a space for customers to purchase items inside that do not want to utilize the drive-thru and see items not displayed in the drive-thru. The business will sell products such as beer, wine, packed grocery items, candy, chips, tobacco products, juice, soda and other household items. Materials state that the proposed drive thru will operate seven days a week from 9:00 AM to 12:00 AM, with two employees working during the morning and evening shifts. The projected number of peak vehicles expected at one time is three to four, with waiting times anticipated to be between 30 seconds to one minute. Materials state that 100-plus vehicles are anticipated per day.



The site plan provided shows vehicles will enter the site and access the entrance of the drive thru by traveling around to the rear of the building and exit the drive thru towards Southwest Boulevard. Staff

support this proposed circulation pattern, as it will ensure that vehicles do not back up towards Southwest Boulevard. However, the pavement markings that exist on site currently direct traffic in the opposite direction and will need to be removed and repainted to clearly define site circulation. The site plan provided shows 11 parking spaces on site (two handicapped), which will be used as parking for customers and employees. Materials state that all materials will be stored inside, and nothing is proposed to be stored outside of the premises.

Per Chapter 1136.03 and 1136.05 of city code, where there is a change of use of an existing building, the property shall be required to comply with the provisions of Chapter 1136 of code. This includes parking lot screening requirements, screening of service structures, landscaping around free standing signs, and irrigation on 75% to 100% of the entire property. Some improvements have already been made to the site, including new plantings, and application materials state that the site will be brought into compliance with the landscaping requirements of code 30 days prior to opening the drive thru.

Any proposed signage on site will require a sign permit through the building division to ensure that signage complies with the requirements outlined in Chapter 1145 of code. It should be noted that the existing monument sign and wall sign between the garage doors on the building are both non-conforming signs which cannot be reused and will need to be removed, and materials note that the applicant will remove these signs before the business opens.

The site plan shows a dumpster proposed on site at the rear of the building. There is currently no dumpster or dumpster enclosure on site, and the proposed dumpster will need to comply with the requirements outlined in Chapter 1136.08 of code, which require a continuous 100% opaque landscape hedge, solid fence or wall on all sides of the proposed dumpster, which is 1 foot taller than the dumpster, not to exceed 8 feet in height. In addition, supplemental landscaping will be required around the enclosure in the form of 36" height minimum plantings at 5'- 0" maximum spacing around the enclosed portion of the enclosure.

A property maintenance inspection was conducted on July 8<sup>th</sup>, 2025, and no open or outstanding property maintenance violations were noted.

### 3. Special Use Permit Analysis

Per Section 1135.09, Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

- 1) **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;**

**Standard Can be Met:** The proposed use of a drive-thru convenience store is in character with several existing auto-oriented uses in the area including the United Dairy Farmers to the east and the carwash facility to the west. Noting that there has been substantial investment in area properties and new developments in the area including the Ashford across Southwest Boulevard and Beulah Park to the west, it is staff's expectation that any new use in the area be held to high aesthetic standards and comply with the requirements of the Zoning Code.

- 2) **The proposed use shall not adversely affect the use of adjacent property.**

**Standard is Met:** The proposed circulation and stacking capacity for the proposed drive-thru will ensure safe circulation on the site and reduce any potential for backing onto area roadways or otherwise adversely impacting adjacent properties. Multiple properties in the area are automotive-oriented uses, including a gas station, car wash, and car rental facility. Further, the drive-thru will conduct its operations entirely within the building.

- 3) **The proposed use shall not adversely affect the health, safety, morals or welfare of persons residing or working in the neighborhood;**

**Standard is Met:** The proposed drive-thru will be conducted entirely on the proposed site and will be configured in a manner to safely convey traffic. Therefore, Staff does not believe the proposed use will impact the health, safety or welfare of those residing or working in the area.

- 4) **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer and school;**

**Standard is Met:** The proposed use would be adequately serviced by public facilities that are already available at the site.

- 5) **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;**

**Standard is Met:** The proposed circulation pattern of the drive-thru will use an existing drive aisle that wraps around the rear of the building for stacking, which will ensure that no vehicles back up to public roadways. Materials also state that 3 to four vehicles are expected to be stacked during peak hours, which is significantly less than the traffic that could be generated by other commercial uses that would be permitted on site by right.

- 6) **The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;**

**Standard is Met:** The applicant has provided information that meets Code requirements for this use, and Staff believes the proposed use meets the intent of the Zoning Code. The GroveCity2050 Future Land Use and Character Map recommend this site be used as Commercial Center, which lists commercial as a primary use. Additionally, there are a number of other vehicular oriented businesses in the immediate surrounding area.

- 7) **The proposed use complies with the applicable specific provisions and standards of this Code;**

**Standard Can Be Met:** The proposed drive-thru will meet the regulations in Code as well as the approved Special Use Permit provisions.

- 8) **The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;**

**Standard is Met:** The site is in a C-2 district, which permits uses with drive-thru facilities with approval of a Special Use Permit.

- 9) **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;**

**Standard is Met:** The applicant submitted a properly completed application.

- 10) **Loud speakers shall be located and designed, with volume and hours of operation controlled, in a manner to minimize noise impacts on nearby residential uses.**

**Standard is Met:** The materials indicate that any sales will be conducted within the building, which will minimize any potential noise impacts associated with the proposed use.

- 11) **Lanes required for vehicle access to and waiting for use of a drive-thru facility shall be designed to have sufficient length to accommodate the peak number of vehicles projected to use the facility at any one time, to provide escape/abort lanes for vehicles desiring to leave the stacking lanes or to avoid disabled vehicles, and to minimize impacts on the use of other required parking or drives or on the use of abutting streets and hazards to pedestrians. The applicant shall provide a traffic study which documents to the satisfaction of the Planning Commission the projected vehicular use of the proposed facilities and evidence of compliance with the provisions of this Zoning Ordinance**

**Standard is Met:** Staff believe that the proposed drive-thru can accommodate the peak number of vehicles. The applicant stated that they anticipate three to four vehicles during peak hours, which can be accommodated by the stacking lane around the rear of the building. Additionally, the stacking lane is wide enough to accommodate vehicles turning around, which can act as a bypass lane, if necessary.

- 12) **The Planning Commission may impose restrictions on the hours of operation in order to reduce inappropriate impacts on abutting uses and on street traffic and to ensure compatibility with normal vehicular activity in the district;**

**Standard is Met:** The proposed hours of operation will be 9:00 AM to 12:00 AM. each day. Staff believe that the proposed hours of operation are appropriate, noting that the proposed hours of operation are similar to other area businesses adjacent to the site, including UDF (open until 1:00 AM), and Champion Car Wash (open 24/7).

- 13) **The applicant shall so design the site plan or otherwise provide assurances as to reduce the impacts of lighting, litter, noise and exhaust resulting from the facility, especially impacts on nearby residential uses;**

**Standard is Met:** While the drive thru is located indoors, the garage doors will remain open to allow for vehicles to enter and exit, which means that there will be no trapped exhaust. The site is approximately 375 feet from the nearest residential use, which is located across Southwest Boulevard. It should also be noted that the building is offset from Ashford of Grove City, which means the headlights of vehicles exiting the site will not be shining directly on any residential uses.

#### **4. GroveCity2050 Analysis**

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles

- (1) The City's small-town character is preserved while continuing to bring additional**

**employment opportunities, residents, and amenities to the community.**

**Finding is Met:** While the proposed drive-thru business is only anticipated to have two employees working at a time, the business will provide residents with an additional service of a drive-thru convenience store. Further, the applicant has indicated that the site will be brought into compliance with code in terms of landscaping, which will enhance area aesthetics.

**(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

**Finding Can Be Met:** The applicant has indicated that the site will be brought into compliance with the City's landscape code prior to opening, which will improve the appearance of the site. Materials do not note any proposed changes to the structure, which has recently been repainted.

**(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

**Finding Not Applicable:** There are currently no sidewalks along this property; however, the scale of improvements being made to the site in terms of landscaping and parking lot striping do not warrant changes to the transportation network.

**(4) Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space, and emphasizing historic preservation.**

**Finding Not Applicable:** The scope of the development is limited in applicability to this principle.

**(5) Development provides the City with a net fiscal benefit.**

**Finding Not Met:** While the proposed business will likely not provide the city with a net fiscal benefit, there will not be a significant impact upon the City's infrastructure as a result of this application, and the use will provide a service for area residents.

## **5. Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. The existing pavement markings on site shall be removed and repainted with markings that indicate the circulation pattern, as shown on the site plan.
2. The site shall be brought into compliance with Chapter 1136 of code prior to opening.
3. The proposed dumpster shall be located in an enclosure that complies with the requirements of Chapter 1136.08 of code, including supplemental landscaping.
4. All non-conforming signs shall be removed.

## **6. Detailed History**

**1981**

The existing structure on site was constructed.

**2012**

A Special Use Permit for MTK Auto Detailing was approved for the site.

**2016**

A Special Use Permit for a drive-thru (Brew Thru) was heard by Planning Commission at the November 8<sup>th</sup> meeting. The item was tabled to address screening around the dumpster and needed parking lot improvements.

**2017**

Planning Commission heard the Special Use Permit request for Brew Thru for a second time on February 7<sup>th</sup> and recommended the item for approval with the stipulation that all outstanding property maintenance violations be brought into compliance, and that landscaping be installed to comply with chapter 1136 of City Code. City Council denied this Special Use Permit at the March 6<sup>th</sup> meeting, noting the failure of the property owner to appear at the hearing, as well as lack of cooperation with the City in addressing property maintenance issues.

**2020**

Two Special Use Permit applications were submitted for the property. A special use permit for a drive thru was submitted for 3188 Boulevard, and a Special Use Permit for a tire shop was submitted for 3184 Southwest Boulevard. Both Special Use Permit applications were denied by City Council, noting property maintenance violations on site as well as lack of site compliance with City Code.

Grove City Planning Commission  
**Special Use Permit  
Application**

**PROJECT / PROPERTY INFORMATION**

PROJECT NAME: Grove City Drive Thru

PROJECT LOCATION: 3188 Southwest Boulevard, Grove City, OH, 43123

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-005822-00

ACREAGE AFFECTED BY THIS APPLICATION: \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_

EXISTING LAND USE: \_\_\_\_\_

PROPOSED ZONING: \_\_\_\_\_

PROPOSED LAND USE: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Z & RK LLC

7010 Dean Farm Road,

New Albany, OH, 43054

Name

Address

City, State, Zip

7405075225

Bassamkret@gmail.com

Phone

Fax

Email

**APPLICANT INFORMATION**

Note: The applicant is the person(s) or entity seeking approval of this application.

Zeeshan Aslam

President

Grove AAZ LLC

Name

Title

Company / Organization

40 Langtree dr

Pickerington

OH, 43147

Address

City

State, Zip

5516661505

zeeshanaslam141@gmail.com

Phone

Fax

Email

**AUTHORIZED REPRESENTATIVE**

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name

Title

Company / Organization

Address

City

State, Zip

Phone

Fax

Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.) \_\_\_\_\_

**FOR OFFICE USE ONLY**

DATE RECEIVED:

RECEIVED BY:

PAYMENT AMOUNT:

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

**ADDITIONAL PROJECT INFORMATION**PROJECT NAME: Grove City Drive ThruDEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: \_\_\_\_\_ TOTAL FLOOR AREA: 3000 sqftNUMBER OF BUILDINGS: 1 BUILDING HEIGHT: \_\_\_\_\_ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 4

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \_\_\_\_\_ ESTIMATED VALUATION OF SITE IMPROVEMENTS: \_\_\_\_\_

**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, Bassam Kret, the current property owner hereby authorize the applicant GROVE AAZ, LLC to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: [Signature] Date: 6/9/2025

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 9TH day of JUNE

[Signature]  
Official Seal and Signature of Notary Public



Michael R. Szolosi, Jr.  
Attorney At Law  
Notary Public, State of Ohio  
My comm. has no expiration date  
Sec. 147.03 R.C.

**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

I, Zeeshan Aslam, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: [Signature] Date: 6/09/2025

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 9TH day of JUNE

[Signature]  
Official Seal and Signature of Notary Public



Michael R. Szolosi, Jr.  
Attorney At Law  
Notary Public, State of Ohio  
My comm. has no expiration date  
Sec. 147.03 R.C.



Copyright nearmap 2015



0 10 20 40 60 80 100 Feet

Dear City of Grove City,

I understand staff has viewed the special use application and need more information. I will provide the answers to the questions below.

1.) General

1A.) We will be open seven days a week with our operating hours to be 9:00 AM-12:00AM

2B.) The types of product that we will sell are but not limited to, beer products, wine, packaged grocery items such as candy, chips, other packaged goods, tobacco products, cigarettes, juice, sodas, and household items.

3C.) The number of employees anticipated will be 2 employees during morning shift and during evening shift.

4D.) The projected number of peak vehicles expected at one time should not be greater than 3-4 vehicles at one given time.

5E.) The projected wait time will depend on the customer in front of the car. Our goal is to get someone in and out in between 30 seconds to 1 minute.

6F.) The number of cars anticipated for the whole day is 100+ vehicles,

2.) I am renting out both sides of the building, 3188 and 3144. 3188 Southwest Blvd will be the drive through area where cars are able to come in. the 3144 Southwest Blvd will be used to store things that don't fit in the main drive through, it will also be used if someone wants to come inside and take a look at things that are not displayed in the main drive through. There will be only one entrance and exit for the drive through which is the 3188 Southwest Blvd.

4.) I will change the site plan and have cars come in through the west side of the building so that there is no traffic or any cars backing up the main road.

5.) All materials will be stored inside, and nothing will be stored outside of the premises.

6.) There will be a dumpster on site and that will be positioned in a place where it is out of the way from the cars coming in, so it is easy to access.

7.) Everything is painted the same color.

8.) The signs are removed and if not, before we open the doors to operate, I will get them removed.

Landscaping: All of the issues with landscaping and any of the requirements to add, we will complete 30 days prior to operating the drive through.

## Project Narrative for 3188 Southwest Blvd, Grove City, OH, 43213

Dear Grove City Planning Commission,

The nature of this project is to get a special use permit for the address of 3188 Southwest Blvd, Grove City, OH, 43213. We do not plan on making any changes to the subject property. We intend to get a special use permit for a drive thru carry-out. The subject property is already fit and set for this use. This project contributes and compliments the surrounding area with there being a United Dairy Farmers Fuel on the right of the property and there being a car wash to the left of the property. The street design of the entrances and exits of this property also compliment the use of a drive thru carry-out with there being a separate entrance and a separate exit. I have the site plan that goes along with this as well. As you will see on the site plan, there are arrows inside the property which show where the customers come in from and where they will exit from. There is parking on the side of the building which we will use for employee parking.

Metes and Bounds Description  
3184-3188 Southwest Blvd.

Situated in the County of Franklin, State of Ohio, and the City of Grove City, and being a part of Lot No. 10 in Virginia Military Survey No. 1388 and also being a part of a certain 5.00 acre Parcel No. 4, as found recorded in Deed Volume 2906, Page 40 in the Recorder's Office, Franklin County, Ohio and belonging to Helen M. Schoch and T. Richard Barbee and being more particularly described as follows:

Beginning at a found iron pin in the North right-of way line of Southwest Boulevard, said iron pin also being the Southwest right-of-way corner of a certain 0.9517 acre Access Road as found recorded in Plat Book 48, Page 32 in the Franklin County Recorder's Office, Franklin County, Ohio;

Thence with the said northerly right-of-way of Southwest Boulevard, for the next 3 courses:

North 56 degrees 05' 00" West, a distance of 19.71 feet to an iron pin;

North 56 degrees 53' 22" West, a distance of 207.48 feet to an iron pin;

North 66 degrees 42' 49" West, a distance of 221.22 feet to an iron pin, said iron pin being the East right-of way line of the Conrail Railroad right-of-way;

Thence with said railroad right-of-way, North 32 degrees 25' 43" East, a distance of 79.35 feet to an iron pin;

Thence South 80 degrees 29' 09" East (with the North line of Parcel No. 4), a distance of 489.63 feet to an iron pin (said iron pin being 303.52 feet from the Northeast corner of Parcel No. 4 and also being in the westerly right-of way line of the aforementioned 0.9571 acre access road);

Thence with the westerly right-of-way line of said 0.9571 acre Access Road, South 33 degrees 44' 00" West, a distance of 237.89 feet to the Place of Beginning; containing 1.525 acres, more or less, according to a survey prepared by Paul K. Moore, Registered Surveyor No. 5883.

Excepting Therefrom the Following:

Situated in the State of Ohio, County of Franklin, City of Grove City and being part of Lot No. 10 in Virginia Military Survey No. 1388, and being out of the 1.525 acre tract as conveyed to Day's Beverage House Partnership II, by deed of record in Official Record 531, Page E-06, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

Beginning at an iron pin, where the northerly right-of way line of Southwest Boulevard intersects the easterly right-of way line of the Conrail Railroad, said iron pin also being the southwesterly corner of said 1.525 acre tract;

Thence North 32 degrees 25' 43" East with the easterly right-of-way line of said Conrail Railroad, a distance of 79.35 feet to an iron pin at the southwesterly corner of that tract of land as conveyed to Richard T. Barbee and William T. Schoch, in a Certificate of Transfer of record in Official Record 6284, Page A-10;

Thence South 80 Degrees 29' 09" East with the southerly line of said Barbee & Schoch tract, also being the northerly line of the said 1.525 acre tract, a distance of 255.00 feet to an iron pin;

Thence South 27 Degrees 32' 09" West, crossing said 1.525 acre tract, a distance of 144.36 feet to an iron pin in a northerly right-of-way line of said Southwest Boulevard;

Thence North 56 Degrees 53' 22" West with a northerly right-of-way line of said Southwest Boulevard, a distance of 28.78 feet to an iron pin at an angle point;

Thence North 66 Degrees 42' 49" West, continuing with a northerly right-of-way line of said Southwest Boulevard, a distance of 221.22 feet to the Place of Beginning; said exception containing 0.614 acre of land, more or less.

Parcel No.: 04000582200

Property Address: 3188 Southwest Blvd., Grove City, OH 43123

Date: 09/29/2025  
Introduced By: Mr. Dew  
Committee: Service  
Originated By: Mr. Boso  
Approved:  
Emergency: 30 Days:  
Current Expense:

No.: CR-43-25  
1st Reading: 10-06-25  
Public Notice:  
2nd Reading:  
Passed: Rejected:  
Codified: Code No:  
Passage Publication:

## RESOLUTION CR-43-25

### A RESOLUTION TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A CONTRACT AND COOPERATE WITH THE DIRECTOR OF TRANSPORTATION FOR THE STORMWATER IMPROVEMENT ALONG US 62

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WHEREAS, the State has identified the need for the project described as follows:

Allow for drainage into Hoover Park, Section 8, which is located near the intersection of Rensch Road and US 62, for a culvert and storm sewer project.

WHEREAS, the Ohio Department of Transportation has requested consent legislation from the City of Grove City to construct a 24-inch diameter storm sewer/drain pipe from US 62 into the Hoover Park, Section 8 Detention Basin in order to replace the deteriorating infrastructure and increase the stormwater system's capacity.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

**SECTION 1.** The City of Grove City gives consent to the Director of Transportation to complete the above described project as follows:

The State shall assume and bear 100% of all of the costs of the improvement.

The City of Grove City further agrees to pay 100% of the cost of those features requested by the City which are determined by the State and the Federal Highway Administration to be unnecessary for the Project.

**SECTION 2.** The City of Grove City agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. Right-of-way costs include eligible utility costs.

**SECTION 3.** Upon completion of the project, and unless otherwise agreed, the City of Grove City shall: (1) provide adequate maintenance for the described project in accordance with all applicable State and Federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial provisions, as necessary, for the maintenance of the project; (3) maintain the right-of-way, keeping it free of obstructions, and (4) hold said right-of-way inviolate for public highway purposes.

**SECTION 4.** The City Administrator is hereby empowered on behalf of the City of Grove City to enter into contracts with the Director of Transportation which is necessary to complete the above-described project.

**SECTION 5.** This resolution shall take effect and be in force from and after the earliest period allowed by law.

\_\_\_\_\_  
Christine Houk, President of Council

Passed:

\_\_\_\_\_  
Richard L. Stage, Mayor

Effective:

Attest : \_\_\_\_\_  
Tami K. Kelly, Clerk of Council

I Certify that this ordinance  
is correct as to form.

\_\_\_\_\_  
Stephen j. Smith, Director of Law

Date: 09/29/25  
Introduced By: Mr. Holt  
Committee: Finance  
Originated By: Mr. Berry  
Approved: Mayor Stage  
Emergency: 30 Days: XX  
Current Expense:

No.: C-38-25  
1st Reading: 10-06-25  
Public Notice: 10-07-25  
2nd Reading: 10-20-25  
Passed: Rejected:  
Codified: Code No:  
Passage Publication:

## ORDINANCE C-38-25

### AN ORDINANCE TO AMEND EXHIBIT “A” OF ORDINANCE C-09-25 CREATING THE “GROVE CITY CARES” HEALTHCARE GRANT PILOT PROGRAM

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WHEREAS, on March 17, 2025, Council adopted Ord. C-09-25, to create the Grove City Cares Healthcare Grant Pilot Program; and

WHEREAS, the intent of this Program is to provide a bridge between when an employee does not have insurance available through their employer to when an employer does offer healthcare benefits; and

WHEREAS, the “CARES” Committee has diligently been working to understand the City’s demographics and create a provisional Program to assist residents of Grove City and employees of Grove City’s small businesses with assistance for obtaining coverage under Healthcare.gov; and

WHEREAS, helping residents achieve a healthcare plan provides health and wellness for the citizenry and the overall community; and

WHEREAS, helping small businesses, who do not offer healthcare, provide their employees with assistance on a healthcare plan also increases the overall health and wellness of the community and helps drive economic development for other small businesses; and

WHEREAS, Exhibit “A” has been amended to reflect a reimbursement plan to assist those with individual and family Healthcare.gov plans.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Grove City CARES Healthcare Grant Pilot Program Exhibit “A” is hereby replaced with the Exhibit “A” attached hereto and made a part hereof and shall be known as the Grove City CARES Healthcare Reimbursement Pilot Program.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law and run through October 31, 2026.

\_\_\_\_\_  
Christine A. Houk, President of Council

Passed:  
Effective:

\_\_\_\_\_  
Richard L. Stage, Mayor

Attest:

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

---

Stephen J. Smith, Director of Law



4035 Broadway  
Grove City, OH 43123  
614-277-3025  
GroveCityOhio.gov

Grove City CARES  
Reimbursement Request  
**Grove City Finance Department**

## For Calendar Year 2026

| Applicant Information |        |                |
|-----------------------|--------|----------------|
| Applicant's Name:     |        | Contact Phone: |
| Street Address:       |        | Email:         |
| City:                 | State: | Zip:           |

- ☐ Check this box if you are requesting reimbursement for single coverage under an Affordable Care Act plan ([www.healthcare.gov](http://www.healthcare.gov)) and your income is \$35,000 or less. Reimbursement is limited to the lesser of your out-of-pocket premiums or \$400.
- ☐ Check this box if you are requesting reimbursement for couple/family coverage under an Affordable Care Act plan ([www.healthcare.gov](http://www.healthcare.gov)) and your joint income is \$50,000 or less. Reimbursement is limited to the lesser of your out-of-pocket premiums or \$600.
- ☐ Check this box if you are claiming reimbursement because you work within the city limits of Grove City. Attach proof of current employment within Grove City such as a paystub showing Grove City tax withheld from your wages or any other documents proving you work within the city limits of Grove City.
- ☐ Check this box if you are claiming reimbursement because you are a resident of Grove City. Attach proof of residency such as a utility bill, a copy of your driver's license, a copy of your lease, or any other documents proving you are a Grove City resident.

|                                                                                                                                                                                                                                                                                                             |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| Enter your 2025 income (Adjusted Gross Income/AGI from your federal 1040 income tax return)<br><b>Note:</b> If your 2025 income exceeds the program's threshold, but you believe your 2026 income will be under the threshold, you must provide documents supporting your belief (proof of job loss, etc.). | \$ |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|

|                                          |    |
|------------------------------------------|----|
| <b>Amount of Reimbursement Requested</b> | \$ |
|------------------------------------------|----|

I declare under penalties of perjury that to the best of my knowledge and belief, my financial situation will not improve during the remainder of the year to the point I would no longer meet the income requirements of the Grove City CARES program. I understand the Grove City CARES program is subject to funding and changes, and receiving Grove City CARES benefits does not guarantee I will receive future benefits.

Signature

Date

**Your Reimbursement Request will be rejected if it does not include:**

- ♦ Receipts supporting your reimbursement. **Black-out your social security number if it appears on the receipt(s). This Reimbursement Request and all associated documents are public records.**
- ♦ A signed Tax Information Authorization form.
- ♦ A signed Disclaimer Form.
- ☐ Check this box if you, your spouse, your former spouse or one of your parents is a designated public service worker under Revised Code section 149.43 (i.e. law enforcement officer, probation officer, judge, correctional employee, firefighter, EMT, 911 dispatcher, etc.).

Submit your reimbursement request  
between May and October to:

**Grove City Finance Dept  
4035 Broadway  
Grove City OH 43123**

Revised 9/18/25a



4035 Broadway  
Grove City, OH 43123  
614-277-3025  
GroveCityOhio.gov

## Tax Information Authorization Grove City Finance Department

***Do not sign this form unless all applicable lines have been completed.***

| Taxpayer Information |       |                                                    |                      |
|----------------------|-------|----------------------------------------------------|----------------------|
| Taxpayer name        |       | Last 4 digits of social security number<br>XXX-XX- |                      |
| Street address       |       | Date this authorization                            |                      |
| City                 | State | ZIP code                                           | Daytime phone number |

For 90 days beginning on the authorization date shown above, I authorize the Grove City Income Tax Administrator to disclose if the confidential tax records contain information which would prevent me from participating in the Grove City CARES program.

If the Tax Administrator determines the confidential tax records would prevent me from participating in the Grove City CARES program, the Tax Administrator will not disclose the specific reason(s) why.

I understand I can discuss the specific reason(s) for the determination with Tax Administrator or request that the Tax Administrator provide me the specific reason(s) for the determination in writing. I understand the specific reason(s) for the determination will not be part of the public record unless I release or disclose them.

I certify I have the legal authority to execute this form. I understand that this document is a public record and the information disclosed will become a public record.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Revised 9/18/25a



4035 Broadway  
Grove City, OH 43123  
614-277-3025  
GroveCityOhio.gov

## Grove City CARES Disclaimer Grove City Finance Department

I acknowledge that my participation in the Grove City CARES program is voluntary.

I understand that participating in the Grove City CARES program may affect my eligibility for other benefits and programs. I understand it is my responsibility to comply with the obligations of any other program in which I participate including any obligations I have under the other benefit programs to report the assistance I am receiving under the Grove City CARES program. I understand I am fully responsible for any potential consequences of not reporting my participation in the Grove City CARES program to other benefit programs when required.

Additionally, I understand the Grove City CARES program is subject to funding and changes, and receiving Grove City CARES benefits does not guarantee continued eligibility.

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Signature

---

Date

---

Print Name

**The following documents can be used to prove you are a resident of Grove City:**

**Any ONE of these documents:**

- 1) A copy of a current utility or cable bill in your name.
- 2) A copy of a current mortgage statement in your name.
- 3) A copy of your lease.
- 4) A printout from the County Auditor's website showing you own your home.

**Any TWO of these documents:**

- 1) A copy of a current bank statement.
- 2) A copy of your driver's license or State ID card.
- 3) A copy of recent official correspondence from a government agency.
- 4) A copy of a current public assistance benefits statement.
- 5) A copy of a current pay stub.
- 6) A copy of a current credit card statement.
- 7) A notarized *CARES Residency Affidavit* from the individual with whom you are living.  
Note that the individual completing the Residency Affidavit must prove his or her address using the above documents.
- 8) Any other documents deemed supportive at the sole discretion of the Tax Administrator.



4035 Broadway  
Grove City, OH 43123  
614-277-3025  
GroveCityOhio.gov

## CARES Residency Affidavit Grove City Finance Department

| Applicant Information |                |
|-----------------------|----------------|
| Applicant's Name:     | Contact Phone: |

| Name of Person Completing this Affidavit |                |      |
|------------------------------------------|----------------|------|
| Name:                                    | Contact Phone: |      |
| Street Address:                          | Email:         |      |
| City:                                    | State:         | Zip: |

I certify under penalties of perjury that I am the \_\_\_\_\_ of the applicant shown above, my address and the applicant's address are the same, and I am providing documents proving my address.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

State of Ohio  
County of Franklin

Subscribed and sworn to before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(Seal)

Revised 9/18/25