

Re: Lytle at 48 Gas

From: Prass, Jeff (jprass@clearcreektownship.com)

To: JPALMER@clearcreektownship.com; apexengineering@sbcglobal.net; yash1535@yahoo.com

Cc: nate.baldrige@clearcreektownship.com; Justin.Buehler@clearcreektownship.com

Date: Wednesday, July 1, 2026 at 03:22 PM EDT

The fire department will need 20' of access lane on the north side of the building, Currently showing 12' measured from the drive through lane to the curb.

This is to ensure access on the north side with cars in the drive through lane.

That is our only concern at this point.

Captain Jeff Prass

Clearcreek Fire District

735 Gardner Road

Springboro, Ohio 45066

937-748-2766

jprass@clearcreektownship.com

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CLEARCREEK TOWNSHIP
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From: Palmer, Jeff <JPALMER@clearcreektownship.com>

Sent: Wednesday, June 24, 2026 11:28

To: Apex Engineering & Surveying <apexengineering@sbcglobal.net>; yash1535@yahoo.com
<yash1535@yahoo.com>

Cc: Prass, Jeff <JPrass@clearcreektownship.com>

Subject: RE: Lytle at 48 Gas

Greetings:

Here are the contacts you requested:

Clearcreek Township Police Department Contact: Lt. Wally Stacy, wstacy@clearcreektownship.com

Clearcreek Township Fire District Contact: Capt. Jeff Prass, JPrass@clearcreektownship.com

For landscaped areas, you will need at a minimum to show the location of tree/shrub species and size(s) at the time of installation.

Please contact me with any questions.

Respectfully,

26-BZA-003 Exhibit 7A

Palmer, Jeff

From: Prass, Jeff
Sent: Monday, August 17, 2026 9:37 AM
To: Palmer, Jeff
Subject: Re: Conditional Use Permit Site Plan and Elevations

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The awning(overhang) does impede into our required 20 foot access requirement at this location.

Solution is to either eliminate the awning or raise the awning to 13 feet above parking lot surface which would facilitate our highest apparatus to pass without damage to awning or fire apparatus.

Let me know if you have any additional questions.

Thanks

Captain Jeff Prass

Clearcreek Fire District

735 Gardner Road

Springboro, Ohio 45066

937-748-2766

jprass@clearcreektownship.com

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CLEARCREEK TOWNSHIP
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From: Palmer, Jeff <JPALMER@clearcreektownship.com>
Sent: Monday, August 17, 2026 9:14
To: Prass, Jeff <JPrass@clearcreektownship.com>
Subject: Conditional Use Permit Site Plan and Elevations

Greetings Captain Prass:

Per our conversation, can you please review the attached and let me know if the proposed 3' awning will impact your required 20' access lane along the northern side of the building?

Respectfully,
Jeff

RE: Lytle at 48 Gas

From: Bedocs, Justin A. (jbedocs@warrencountyohio.gov)

To: apexengineering@sbcglobal.net; wstacy@clearcreektownship.com; jprass@clearcreektownship.com;
jpalmer@clearcreektownship.com

Date: Wednesday, July 1, 2026 at 03:39 PM EDT

Hi Josh,

This looks to be a grassed field with no streams or wetlands. So no additional permitting there. If there will be more than one acre disturbed, they will need to apply for an Earth Disturbing Permit with a SWP3 submittal.

From: Apex Engineering & Surveying <apexengineering@sbcglobal.net>

Sent: Wednesday, July 1, 2026 2:49 PM

To: Wallace Stacy <wstacy@clearcreektownship.com>; JPrass@clearcreektownship.com; Jeff D. Palmer <jpalmer@clearcreektownship.com>; Bedocs, Justin A. <JBedocs@warrencountyohio.gov>

Subject: Fw: Lytle at 48 Gas

Wally/Jeff/Justin,

See attached the conditional use plan for a new gas station. Can you please provide your review and comment per Clearcreek Twp planning requirements

Thanks

JOSH LILES, PE
APEX ENGINEERING & SURVEYING, INC.
1068 N. UNIVERSITY BLVD.
MIDDLETOWN OHIO 45042
(PHONE) 513-424-5202

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ZONING DEPT

----- Forwarded Message -----

From: Apex Engineering & Surveying <apexengineering@sbcglobal.net>

26-BZA-003 Exhibit 8

RE: Emailing: OM Oil Rev 4

From: Scott, Steve D. (sscott@warrencountyohio.gov)

To: architect@cinci.rr.com

Cc: apexengineering@sbcglobal.net; mgladwell@warrencountyohio.gov; jpalmer@clearcreektownship.com

Date: Monday, July 13, 2026 at 07:28 PM EDT

Dennis,

We do not perform "pre-submittal" reviews. We are too busy. I took a quick look through the sheets and made some notes on them in **blue**. These plans would be denied and additional information requested. The hazard of the fuel canopy and the electric to the canopy from the building isn't anywhere in the code review or on the plans.

Coolers are not deferred submittals.

Fuel canopy is a separate permit.

ICCANSI turning radius for new construction is 67"

Need signs at keyed doors.

Too many items missing.

Thank you,

Steve Scott RA, NCARB, MPE
Warren County Building & Zoning
513-695-2515

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From: Dennis R. Beatty <architect@cinci.rr.com>
Sent: Friday, July 10, 2026 12:01 PM
To: Scott, Steve D. <SScott@warrencountyohio.gov>
Cc: Apex <apexengineering@sbcglobal.net>
Subject: FW: Emailing: OM Oil Rev 4

Subject: Emailing: OM Oil Rev

Steve,

Here are the construction drawings that we sent to Jeff at Clearcreek Township for review with the site plan. This has the address for another location in New Lebanon that is being built now. I think he just wants you to say that it would be ok to build in Warren County if we submit for a building permit.

26-BZA-003 Exhibit 9

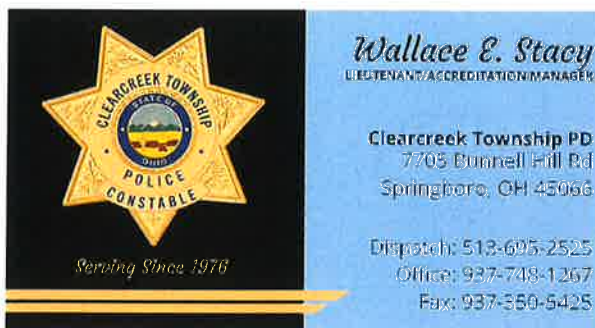
From: [Stacy, Wallace](#)
To: [Palmer, Jeff](#)
Subject: RE: Any comments regarding this Drive Thru Conditional Use Permit Request
Date: Friday, July 31, 2026 10:34:54 AM
Attachments: [image001.png](#)

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Mr. Palmer,

The three of us have reviewed and see no issues with the plans as received.

Thank you,



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CLEARCREEK TOWNSHIP
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From: Palmer, Jeff <JPALMER@clearcreektownship.com>
Sent: Monday, July 27, 2026 12:25 PM
To: Stacy, Wallace <wstacy@clearcreektownship.com>
Subject: Any comments regarding this Drive Thru Conditional Use Permit Request

Greetings Lt. Stacy:

Apex Engineering is applying for a Conditional Use Permit seeking approval of a Drive Thru Window for a future gas station and convenience store. The parcel is proposed at the northeast corner of SR 48 and Lytle-Five Points (WC Parcel: 05-27-451-008). I have attached the site plan. Any Police Department concerns? Please let me know by Monday August 3, 2026.

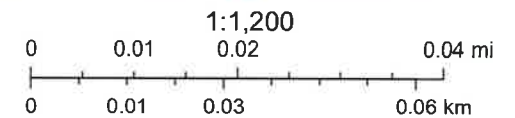
Respectfully,
Jeff

Existing Topography for Parcel 05-27-451-008 and Adjoining Parcels



8/17/2026

- Addresses
- Warren Parcels
- Warren_Boundaries
- Parcel Line
- Road ROW
- Subdivision Limit Line
- contour 2022
- 10" INDEX
- 2' INTERMEDIATE
- Major Roads
- Political_Subdivisions
- TWP



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