

Palmer, Jeff

From: Austin Furnish <afurnish@manniksmithgroup.com>
Sent: Wednesday, December 31, 2025 1:31 PM
To: Palmer, Jeff
Cc: David Montgomery; Steven Hermiller
Subject: Wright Property PUD Stage 2
Attachments: 2400938_PUD PHASE 2.pdf; WCEO Traffic Impact Study Email.pdf; WCEO Stormwater Permit Threshold Email.pdf

Good Afternoon Jeff,

See attached for PUD Stage 2 plans updated per the WCRPC conditions of approval. Also attached are two emails from the WCEO regarding the Traffic Impact Study and the disturbed area threshold for stormwater management. Neither are required, but these emails are all I was able to get from the WCEO.

As for the ROW dedication requirement, I am not showing the ROW moving since we decided it could wait until further development of the site, but I did move the sign back an additional five feet so it won't need to be moved in the future.

Please let me know if you have any comments or questions before the trustee meeting next week. Thank you and happy new year!

Austin Furnish
Civil Designer
The Mannik & Smith Group, Inc.
1160 Dublin Road, Suite 100
Columbus, OH 43215
614-441-4222 (Office)
513-375-8200 (Cell)

www.MannikSmithGroup.com



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LEARCREEK TOWNSHIP
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Austin Furnish

From: Mick, David S. <DMick@warrencountyohio.gov>
Sent: Wednesday, December 31, 2025 10:58 AM
To: Austin Furnish
Cc: Ryan, Tabitha
Subject: RE: Wright Property PUD Stage 2 Plans

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Austin, a TIS is not required for this site.

Thank you.

Sincerely,

David S. Mick, PE
Planning and Design Engineer
Phone: 513-695-3308
Cell: 513-781-6765
Email: DMick@warrencountyohio.gov

**Warren County Engineer's Office
Administration and Engineering**

210 W. Main Street
Lebanon, Ohio 45036
Phone: 513-695-3301
Fax: 513-695-7714

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From: Austin Furnish <afurnish@manniksmithgroup.com>
Sent: Tuesday, December 09, 2025 10:57 AM
To: Mick, David S. <DMick@warrencountyohio.gov>
Cc: Ryan, Tabitha <TRyan@warrencountyohio.gov>
Subject: FW: Wright Property PUD Stage 2 Plans

Good morning,

I sent this application over the Thanksgiving weekend, so just wanted to make sure it didn't get lost in the holiday shuffle.

Thanks!

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From: Austin Furnish <afurnish@manniksmithgroup.com>
Sent: Friday, November 28, 2025 11:58 AM
To: Mick, David S. <DMick@warrencountyohio.gov>
Cc: Ryan, Tabitha <TRyan@warrencountyohio.gov>
Subject: RE: Wright Property PUD Stage 2 Plans

David,

See attached Access Permit. I did notice that there is a reference to a page 3. We only have 2 pages here so wanted to make sure we weren't missing a portion of the permit. Please let me know if there's anything else you need from us.

Thank you and happy holidays!

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Columbus, OH 43215
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513-375-8200 (Cell)

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From: Mick, David S. <DMick@warrencountyohio.gov>
Sent: Friday, November 21, 2025 9:13 AM
To: Austin Furnish <afurnish@manniksmithgroup.com>
Cc: Ryan, Tabitha <TRyan@warrencountyohio.gov>
Subject: RE: Wright Property PUD Stage 2 Plans

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I see that the main portion of this has been there for many years. Some recent grading in the back well below the earth disturbing permit threshold. We need an access permit application attached. Assuming it's completed with same information, no TIS required.

Thanks.

David S. Mick, PE
Planning and Design Engineer
Phone: 513-695-3308
Cell: 513-781-6765
Email: DMick@warrencountyohio.gov

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From: Mick, David S.
Sent: Friday, November 21, 2025 8:38 AM
To: Austin Furnish <afurnish@manniksmithgroup.com>
Cc: Ryan, Tabitha <TRyan@warrencountyohio.gov>
Subject: RE: Wright Property PUD Stage 2 Plans

Austin, this is already existing then? Sorry, I took it as proposed. How long has it been existing?

From: Austin Furnish <afurnish@manniksmithgroup.com>
Sent: Thursday, November 20, 2025 4:04 PM
To: Mick, David S. <DMick@warrencountyohio.gov>
Cc: Ryan, Tabitha <TRyan@warrencountyohio.gov>
Subject: RE: Wright Property PUD Stage 2 Plans

David,

Thanks for getting back me so quickly. My understanding is that the owner has no plans to develop anything in the Future Phase areas. He has no current plans to expand his building either, but we were

told to include these areas in the PUD phase 2 to streamline the process in the future if he ever does decide to do any further development of the site.

Other than landscaping and the addition of signage, there is no development currently proposed, so there should be no need for grading or detention unless the owner decides down the road to develop the rest of the property.

The property is being rezoned to allow the owner to continue using the property how he has been using it, so there will be no change to the amount of traffic in and out.

Currently, the limousine vehicle fleet consists of seven vehicles and it is only employees of the limousine service that will be on the premises. There are no offices, break rooms, or any other amenities located on the premises that would lend themselves to employees being located on the premises for any purpose other than to drive a commercial vehicle from and back to the property. Moreover, the trip generation does not occur during peak morning hours and there is limited potential for peak evening hour traffic impacts. Current business operations do not have the full fleet of vehicles regularly engaged in business operations on any weekday.

Please let me know if you need any more information from me to determine the necessity of a traffic impact study. Feel free to give me a call at 513-375-8200 if you'd like to discuss.

Thanks!

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Columbus, OH 43215
614-441-4222 (Office)
513-375-8200 (Cell)

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From: Mick, David S. <DMick@warrencountyohio.gov>
Sent: Thursday, November 20, 2025 3:28 PM
To: Austin Furnish <afurnish@manksmithgroup.com>
Cc: Ryan, Tabitha <TRyan@warrencountyohio.gov>
Subject: RE: Wright Property PUD Stage 2 Plans

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2: assuming detention will be required, particularly considering all three phases, the proposed limo pad and building looks like it might be situated where the basin would want to be. That's our concern with looking at this piecemeal..

Thanks.

David S. Mick, PE
Planning and Design Engineer
Phone: 513-695-3308
Cell: 513-781-6765
Email: DMick@warrencountyohio.gov

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From: Mick, David S.
Sent: Thursday, November 20, 2025 3:22 PM
To: afurnish@manniksmithgroup.com
Cc: Ryan, Tabitha <TRyan@warrencountyohio.gov>
Subject: FW: Wright Property PUD Stage 2 Plans

Austin, Mannik Smith designed a site plan for a store and lock at 9850. We'd want to consider a reasonable guess of the development proposed including future phases to have a plan roughed out for drainage, estimate trips on the drive access. Frontage grading was required for the other development. Can you give us more information?

Thanks.

David S. Mick, PE
Planning and Design Engineer
Phone: 513-695-3308
Cell: 513-781-6765
Email: DMick@warrencountyohio.gov

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Lebanon, Ohio 45036
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Fax: 513-695-7714

From: Ryan, Tabitha <TRyan@warrencountyohio.gov>
Sent: Thursday, November 20, 2025 9:13 AM
To: Mick, David S. <DMick@warrencountyohio.gov>
Subject: FW: Wright Property PUD Stage 2 Plans

Hi Dave,

Please comment on the need for a TIS.

Thanks,
Tabby

From: Austin Furnish <afurnish@manniksmithgroup.com>
Sent: Thursday, November 20, 2025 9:07 AM
To: Ryan, Tabitha <TRyan@warrencountyohio.gov>
Subject: Wright Property PUD Stage 2 Plans

Good morning,

See attached for the PUD Stage 2 plans for the Wright property at 9854 Clearcreek Franklin Road (PID 04-15-101-0080). Also attached is a narrative and the zoning letter from Jeff Palmer, Director of Planning & Zoning for Clearcreek Township.

Please let me know if you need anything else from me to make your determination on the necessity of a traffic impact analysis.

Thank you!

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