



PLAT COMMITTEE

June 10, 2026

Case Number: 2026-PLT-010
Address: 1100 North German Church and 11020 East 10th Street (Approximate Addresses)
Location: Warren Township, Council District #15
Zoning: C-3 / C-4
Petitioner: S & D Fuel Inc, by Russell Spiars
Request: Approval of a Subdivision Plat to be known as German Church and 10th Street Commercial Center, dividing 3.45-acres into three lots.

Waiver Requested: None
Current Land Use: Medical office building
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was previously continued from the April 8, 2026, hearing, to the May 13, 2026, hearing, to provide for public notice. A Registered Neighborhood Organization automatically continued this petition from the May 13, 2026, hearing, to the June 10, 2026, hearing.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated February 18, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.

7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-3 and C-4. The site is developed with a medical office building. The proposed plat would subdivide the property into three (3) lots: Lot One would be 0.835-acre and is undeveloped. Lot Two would be 1.83 acres and is undeveloped. Lot Three would be 0.778-acre and is developed with a medical office building. The proposed plat meets the standards of the C-3 and C-4 zoning classification.

Staff will note that this plat will cause Lot 1 to be a split zoned parcel, containing both the C-3 and C-4 districts. The petitioner has indicated their intent to develop an automobile fueling station with a convenience store on Lot 1. The proposed Lot 1, with the two zoning districts, will not be eligible to be developed as intended. If the site is to be developed with an automobile fueling station and a convenience store, then the entire parcel will need to be rezoned to C-4. Or the entire fueling station and convenience store will need to be placed within the C-4 portion of the parcel.

STREETS

Lot One would front on both East 10h Street to the south, and North German Church Road to the west. Lot Two would front on East 10th Street to the south. Lot Three would front on North German Church Road to the west. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are required along all street frontages on North German Church and 11020 East 10th Street.



GENERAL INFORMATION

Existing Zoning	C-3 / C-4		
Existing Land Use	Medical Office Building		
Comprehensive Plan	Office Commercial Uses		
Surrounding Context	Zoning	Land Use	
	North:	C-3/D-A	Single-family Dwellings
	South:	C-3 / C-4	Gas Station / Undeveloped
	East:	D-A	Single-Family Dwellings
	West:	SU-2	Elementary School
Thoroughfare Plan			
North German Church Road	Primary Arterial	95-foot existing and 119-foot proposed right-of-way	
East 10 th Stret	Primary Collector	80-foot existing and proposed right-of-way	
Petition Submittal Date	February 18, 2026		

EXHIBITS

2026-PLT-010; Aerial Map



PHOTOS



Lot 1, looking east from North German Church Road.



Lot 2 looking north from East 10th Street.



Lot 3 looking east from North German Church Road.