

PLAT COMMITTEE

January 14, 2026

Case Number: 2025-PLT-091
Address: 1631 and 1851 West Thompson Road (approximate address)
Location: Perry Township, Council District #22
Zoning: C-7 (FF)
Petitioner: Mark Murff
Request: Approval of a Subdivision Plat, to be known as Truck Country, dividing 41.31 acres into two (2) lots.
Waiver Requested: None
Current Land Use: Truck or Heavy Vehicle Sales, Rental or Repair
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated November 25, 2025, 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-7. The site is a Truck or Heavy Vehicle Sales, Rental or Repair center. The proposed plat would subdivide the property into two (2) lots: Lot One would be 29.31 acres and Lot Two would be 12 acres. The proposed plat meets the standards of the C-7 zoning classification.

STREETS

Lots One and Two would front on West Thompson Road. No new streets are proposed as part of this petition.

SIDEWALKS

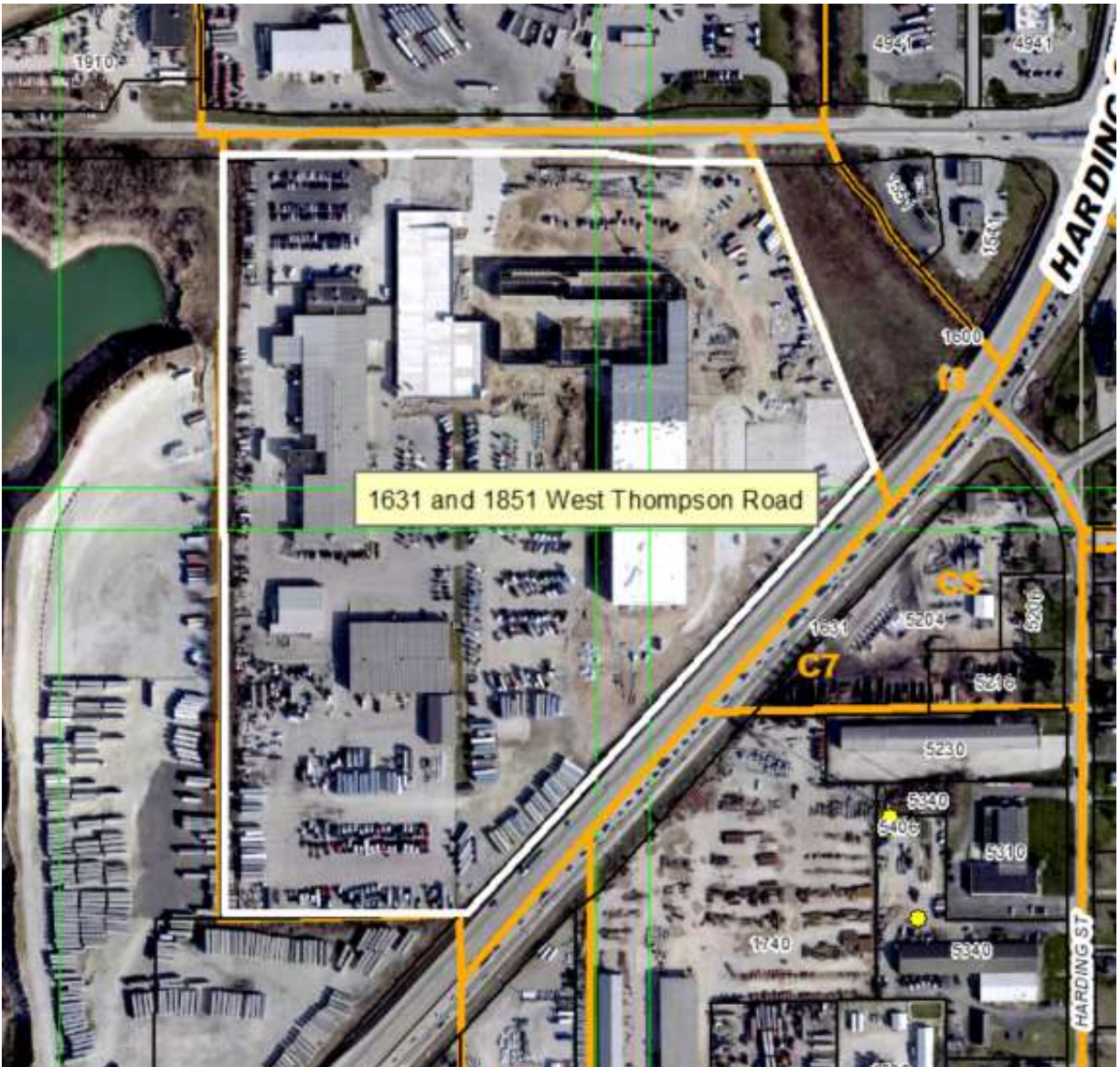
Sidewalks are existing along West Thompson Road.

GENERAL INFORMATION

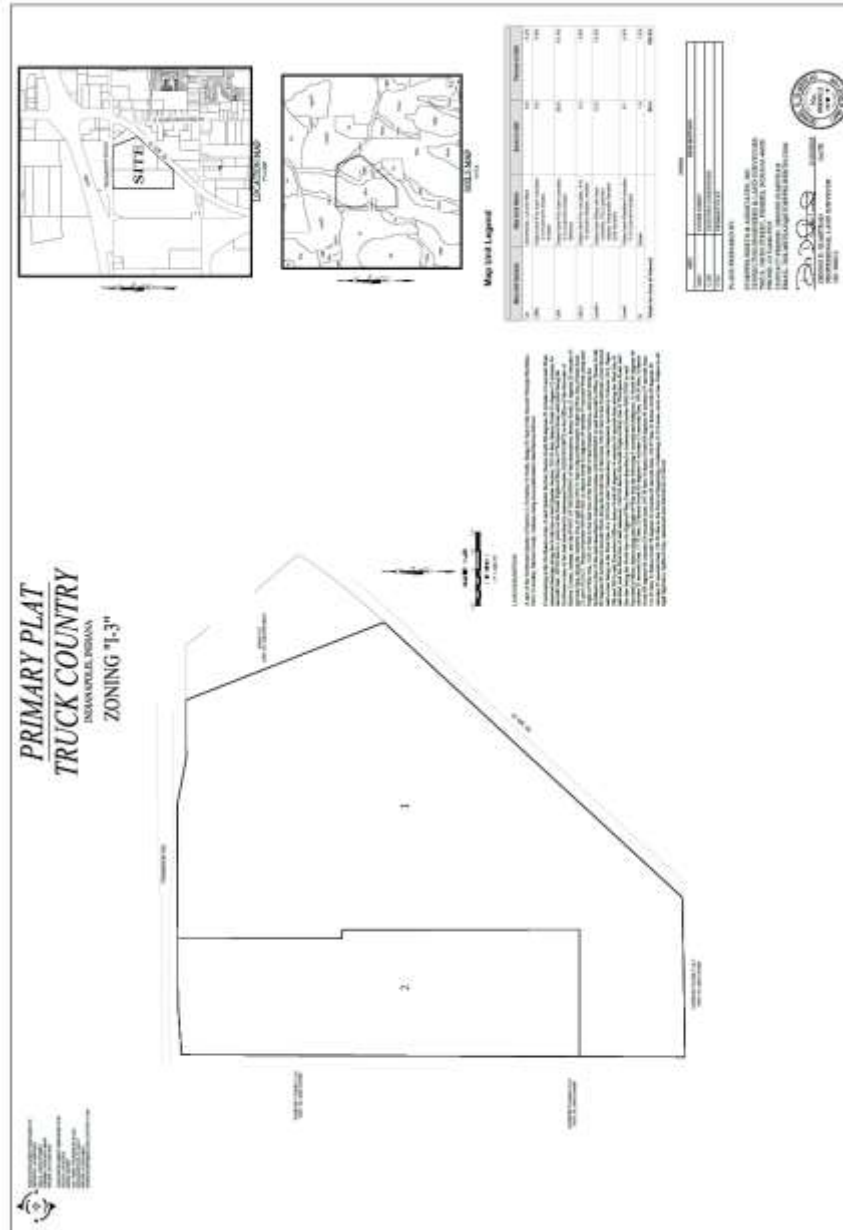
Existing Zoning	C-7	
Existing Land Use	Truck or Heavy Vehicle Sales, Rental or Repair	
Comprehensive Plan	Heavy Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-S	Truck Stop / Travel Center
South:	C-S / I-3 / I-4	Commercial Contractor / Outdoor Storage
East:	I-3	Undeveloped
West:	I-3	Commercial Parking Lot
Thoroughfare Plan		
West Thompson Road	Local Street	100-foot existing and proposed right-of-way
Petition Submittal Date	November 25, 2025	

EXHIBITS

LOCATION MAP



PLAT SURVEY – SITE PLAN



PHOTOS



Proposed Lot One, looking southeast.



Proposed Lot Two, looking south.