

# **LATROBE CITY COUNCIL MEETING**

## **Special Meeting**

**June 24, 2024      6:30 PM**

### **Call To Order**

### **Pledge of Allegiance & Moment of Silence**

### **Citizens Public Comment. Action Items # 1 & 2.**

1. Motion to accept terms of Stipulation of Settlement and Proposed Order regarding CCP Properties, LLC tax assessment appeal litigation- Westmoreland County Court of Common Pleas Docket number 7164 of 2012, 7165 of 2012 and 7166 of 2012.
2. Resolution to accept \$20,131.01 from the Westmoreland County District Attorney's Office, investigative fund # 2 awarded to the City of Latrobe for the purchase of in car computers and accessory equipment.
3. Agenda Meeting:
  - Sheetz Land Development Plan
  - Vacant Structures and Water Service per Property Maintenance Code.
  - Sanitation Billing Option for 2025.

Citizens public comment.

Adjournment

City of Latrobe

**DEVELOPMENT APPLICATION**

Name of Owner/Developer Sheetz, Inc.

Address 5700 Sixth Ave, Altoona, PA Phone 814-312-1705

Fax No \_\_\_\_\_ Email Address kbrown@sheetz.com

Name of Engineer/Architect/Surveyor The Gateway Engineers, Inc.

Address 122 West Brady Street, Butler, PA Phone 724-287-1055 x306

Fax No \_\_\_\_\_ Email Address jgarczewski@gatewayengineers.com

Location of property (use landmarks and local road names)  
2853 Ligonier St, Latrobe, PA 15650

Type of Development (select all that apply)

**Subdivision Plan**

- ☐ Concept Plan
- ☐ Preliminary Subdivision Plan
- ☐ Final Subdivision Plan
- ☐ Storm Water Plan
- ☐ Planning Module

**Conditional Use**

- ☐ Conditional Use
- ☐ Concept Plan

**Land Development**

- ☐ Concept Plan
- ☐ Preliminary Plan (PRD/EDU)

**Final Plans**

- ☒ Final Land Development Site Plan
- ☐ Planned Residential Development
- ☐ Economic Development Unit
- ☐ Storm Water Plan
- ☐ Zoning Map Amendment

Size of Property 2.64 acres Zoning Classification I-2 Tax Map No. 15-04-03-0-255

Brief description of the project

Demolish and remove existing Sheetz Store, Fuel Island Canopy and Car wash  
and rebuild new Store, Fuel Island Canopy, Car wash and associated paving.

Are there any waivers from requirements requested ☒ Yes ☐ No

If yes, please list the specific section of the Ordinance from which relief is requested and the justification

Section 154-9.C(1) - Preliminary Plan approval - at the direction of City Staff as the development site previously gained plan approval, this application is for a raze and rebuild of the existing use on the property, therefore a preliminary land development approval is not necessary  
Applicant/Developer will be responsible in reimbursing the City of Latrobe for any and all costs incurred for review of this application



REVISION RECORD	DATE	BY	CHKD	DESCRIPTION
1	01/15/14	WJ	WJ	ISSUED FOR PERMIT
2	01/15/14	WJ	WJ	ISSUED FOR PERMIT
3	01/15/14	WJ	WJ	ISSUED FOR PERMIT
4	01/15/14	WJ	WJ	ISSUED FOR PERMIT
5	01/15/14	WJ	WJ	ISSUED FOR PERMIT
6	01/15/14	WJ	WJ	ISSUED FOR PERMIT
7	01/15/14	WJ	WJ	ISSUED FOR PERMIT
8	01/15/14	WJ	WJ	ISSUED FOR PERMIT
9	01/15/14	WJ	WJ	ISSUED FOR PERMIT
10	01/15/14	WJ	WJ	ISSUED FOR PERMIT

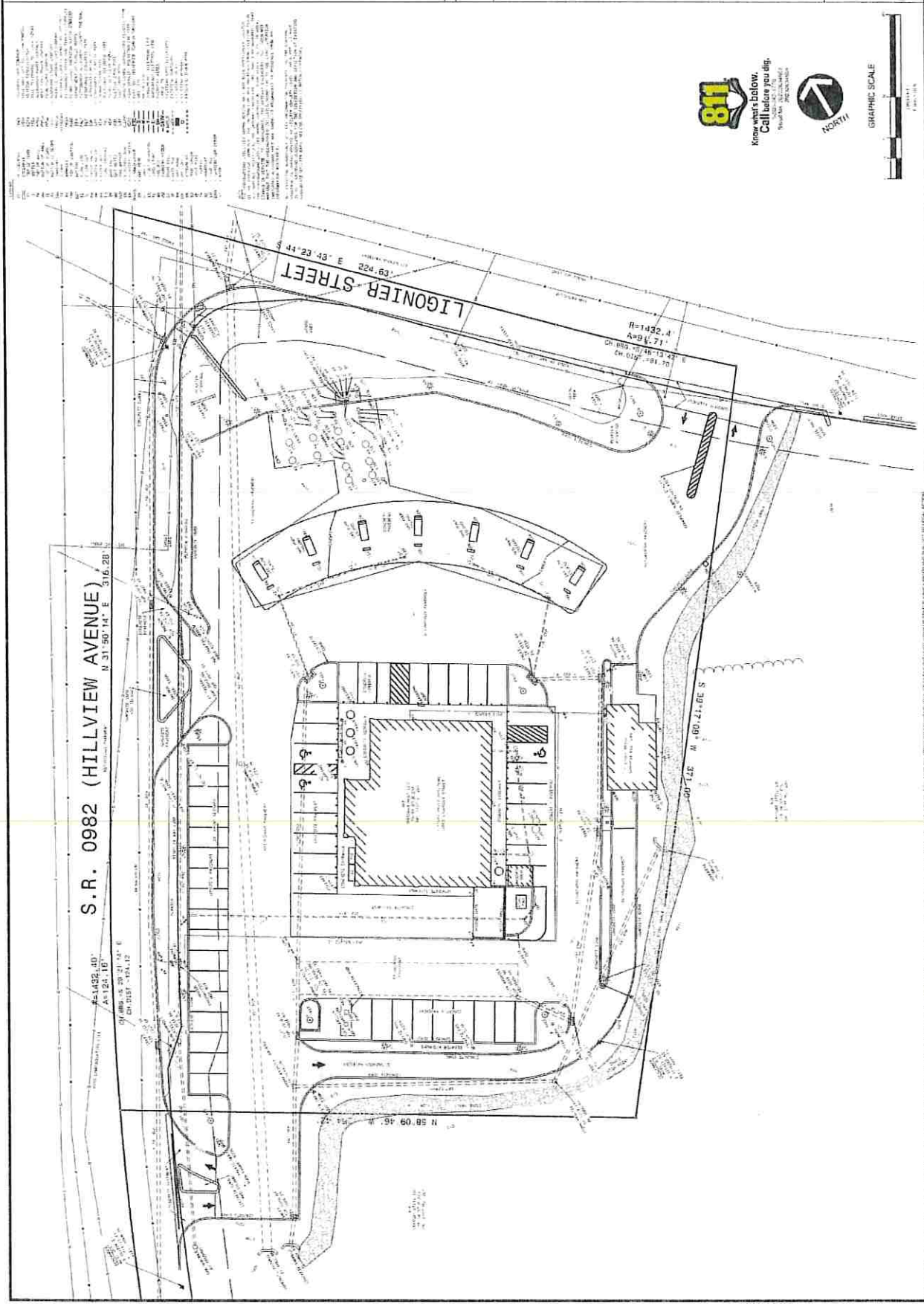
**SHEETZ LATROBE REBUILD #059**  
 CITY OF LATROBE WESTMORELAND COUNTY, PA  
 PREPARED FOR  
**SHEETZ, INC.**  
 8700 SIXTH AVENUE  
 ALTOONA, PA 15602

**CONDITIONS PLAN**  
 Project Name: S. R. 0982  
 Drawing No.: 11-01  
 Date: 01/15/14  
 Scale: AS SHOWN  
 Project Manager: WJ

C051



GRAPHIC SCALE



# WATER SERVICE TERMINATIONS / VACANT STRUCTURES

Address	Parcel No.	Owner or Tenant	Date of Termination	Commercial / Residential	Reason	Property Condition Rating	Status	Owner on county website
404 Mary St	15-03-09-0-255	Lawrence Sweeney	11/6/2018	Residential	Non-Payment	POOR	Vacant Rental	1 of 8 parcels
511 Weldon St	15-03-06-0-457	Mary Ament c/o John E	1/1/2019	Residential		FAIR	Rental	Tina Evans
121 Irving Ave	15-03-10-0-126	Nichelle Simpson	2/4/2019	Residential			Rental	Mary/Michelle Gallagher
319 Gertrude St	15-03-11-0-011	Michael Baran	2/12/2019	Residential				
219 Miller St	15-03-06-0-108	Anita Miller	12/10/2019	Commercial	Non-Payment		Rental	
506 Alexandria St	15-03-06-0-144	Jeffrey Regula	1/8/2020	Commercial	Non-Payment			
6 W. Harrison Ave	15-03-15-0-025	Jeffrey Regula	1/1/2021	Residential		FAIR	Rental	
4701 State Route	15-04-03-0-245	Jeffrey Regula		Residential	Non-Payment			
605 Depot St	15-03-06-0-544	Jeffrey Regula	6/2/2024	Commercial				
325 Fairmont St.	15-03-10-0-334	Larry W. Stephens	4/8/2020	Residential		Fair	Owner	
		Norfolk Southern RR	12/20/2020	Commercial				
201 Avenue A	15-04-02-0-042	David Hyatt	1/1/2021	Residential			Owner	Secretary Housing/Urban
14 Avenue B	15-04-03-0-068	Dean Telford/Lakeview	1/1/2021	Residential				
938 Hamilton Ave	15-03-07-0-259	John S. Palaika	7/12/2021	Residential		FAIR	Owner	
21 Avenue A	15-03-15-0-098	Richard D. Luther	10/12/2021	Residential		FAIR	Rental	Matthew Dunleavy
2400 Ligonier St	15-03-15-0-267	Ranjha LLC	11/19/2021	Commercial				Loyalhanna Maint & Dev
327 Oak St	15-03-06-0-012	Donovan Overly	1/1/2022	Residential	Non-Payment		Owner	
101 Loyalhanna Ave	15-03-10-0-049	Arthur Ray	1/1/2022	Residential	Non-Payment	POOR	Owner	
308 Loyalhanna Ave	15-03-09-0-199	Sherry Newhouse	6/10/2022	Residential		FAIR	Rental	
4691 Route 982	15-04-03-0-240	Andrew Johnston	10/27/2022	Residential		FAIR	Rental	
26 Miller St	15-03-05-0-200	Eileen Dowden	11/12/2022	Residential			Owner	
408 Mary St	15-03-09-0-253	Harry Shaffer	11/28/2022	Residential	Non-Payment			
4740 Route 982		John Kuhns	1/26/2023	Residential				
908 Lincoln Ave	15-03-06-0-600	James Ciocco	6/7/2023	Residential	Non-Payment	FAIR		Scott Spencer
121 Loyalhanna Ave	15-03-10-0-044	Diana Bendel	7/1/2023	Residential	Non-Payment	FAIR	Owner	
1511 Jefferson St	15-03-10-0-103	Laura A Braun	11/15/2023	Residential	Seasonal		Owner	Arthur Lizza
813 Forest St	15-03-03-0-026	Sam Brant	1/15/2024	Residential				J P Morgan
712 Main St	15-03-07-0-075	Brittany Hobbs/Flagstar	2/9/2024	Residential			Owner	
304 Loyalhanna Ave	15-03-09-0-200	Ross M & Linda D Fry	4/1/2024	Residential				
1207 Ligonier St	15-03-10-0-166	Donald Paxton	4/1/2024	Residential	Non-Payment	POOR	Vacant Rental	
1522 Ligonier St	15-03-10-0-351	Donald Paxton	5/6/2024	Residential	Non-Payment	POOR	Vacant Rental	



819 Forest St	15-03-03-0-028	Garrett Lipecty	6/1/2024	Residential	Just		
100 Fifth Avenue	15-03-02-0-025	Cheryl L Pollard	6/5/2024	Residential	Non-Payment	Owner	
406 Mary St	15-03-09-0-254	Harry Shaffer	6/5/2024	Residential	Seasonal	Owner	
341 Spring Street	15-03-06-0-485	PA Housing Finance	6/10/2024	Residential	New Owner		East Coast Property
107 Leather St	15-03-10-0-089	Rajendra Mahabir	n/a	Residential		FAIR POOR	

**Properties not included but Vacant**

415 Fairmont St.	15-03-10-0-403	Judicial Sale	
123 Loyalhanna	15-03-10-0043	Steve Babyak	
123 Oak Street	15-03-05-0-243	City Brewing - CBC	

## 2025 Sanitation Rate Proposal

	Quarterly		Yearly 2025	
	Current Rate	2025	2025	with 5% Discount
Bags	\$69	\$65	\$260	\$247
Toters	\$85	\$80	\$320	\$304

\*\*\* plus stickers per bag @ \$5/sheet of 12

### Key Points

Bill/Mail one time a year for Sanitation and Stormwater

- potential savings of approx. \$6K in postage
- include a print out of pay tickets for each account to mail in if they choose to pay by mail

### Auto Pay

- if customer chooses auto pay by ACH, we will offer to waive fee as credit on account
- Approx. \$1.95 savings for customer

SAMPLE

City of Latrobe

Sanitation Invoice

1<sup>st</sup> Quarter (Jan-March)

Due 2/1/2025

Name: \_\_\_\_\_

Account # \_\_\_\_\_

Service Address: \_\_\_\_\_

Payment Amount: \_\_\_\_\_

Payment Type: Cash Check # \_\_\_\_\_

**\*To pay your invoice online, please go to [cityoflatrobe.com](http://cityoflatrobe.com)\***

\*Please detach this stub and return with your payment. Make sure account number is listed to ensure proper

**Late fee of 10% will incur if payment is not made by due date**

City of Latrobe

Sanitation Invoice

2<sup>nd</sup> Quarter (April-June)

Due 5/1/2025

Name: \_\_\_\_\_

Account # \_\_\_\_\_

Service Address: \_\_\_\_\_

Payment Amount: \_\_\_\_\_

Payment Type: Cash Check # \_\_\_\_\_

**\*To pay your invoice online, please go to [cityoflatrobe.com](http://cityoflatrobe.com)\***

\*Please detach this stub and return with your payment. Make sure account number is listed to ensure proper

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City of Latrobe

Sanitation Invoice

3<sup>rd</sup> Quarter (July-September)

Due 8/1/2025

Name: \_\_\_\_\_

Account # \_\_\_\_\_

Service Address: \_\_\_\_\_

Payment Amount: \_\_\_\_\_

Payment Type: Cash Check # \_\_\_\_\_

**\*To pay your invoice online, please go to [cityoflatrobe.com](http://cityoflatrobe.com)\***

\*Please detach this stub and return with your payment. Make sure account number is listed to ensure proper

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City of Latrobe

Sanitation Invoice

4<sup>th</sup> Quarter (Oct- Dec)

Due 11/1/2025

Name: \_\_\_\_\_

Account # \_\_\_\_\_

Service Address: \_\_\_\_\_

Payment Amount: \_\_\_\_\_

Payment Type: Cash Check # \_\_\_\_\_

**\*To pay your invoice online, please go to [cityoflatrobe.com](http://cityoflatrobe.com)\***

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SAMPLE