

Petition Opposing the PA Route 981 / Lincoln Avenue Corridor Overlay District

Statement of Purpose

We, the undersigned residents and property owners of the City of Latrobe, respectfully submit this petition to formally express our opposition to the proposed adoption of a Zoning Overlay District. This proposal would alter land-use regulations for fourteen (14) parcels currently within the R-2 (Single-Family Residential) district, expanding permitted uses to include multi-family residential and various commercial operations.

Identification of Proposed Action

This petition specifically addresses the proposed amendment to the City's Zoning Ordinance regarding the PA Route 981 / Lincoln Avenue Corridor Overlay District. The action would bring non-conforming commercial uses into compliance and permit new commercial and high-density residential development on parcels currently governed by R-2 standards.

Reasons for Opposition

The signatories below do not support the overlay zoning proposal for one or more of the following reasons:

Preservation of Neighborhood Character: Concerns that the R-2 district's residential character will be compromised by the introduction of townhouses, multi-family units, and retail services.

Safety and Traffic Infrastructure: Concerns that increased density and the goal of "capturing through-traffic" are incompatible with the current lack of controlled pedestrian crossings and safety infrastructure on the Lincoln Avenue corridor.

Incompatibility of Uses: Concerns regarding increased noise and commercial activity in close proximity to single-family residences.

Impact on Non-Overlay Residents: Potential negative impact on the quality of life for the 85+ neighboring property owners who remain in the R-2 district but will be impacted by the changes in the adjacent overlay zone.

Insufficient Justification: Lack of demonstrated evidence that the proposed "walkable nature" is achievable given existing traffic patterns and road design

Any other reasons as individually stated by signatories.

Submission for Public Hearing

This petition is submitted for consideration by the Latrobe City Council at the scheduled public hearing regarding the proposed overlay zone. We respectfully request that the Council consider the collective concerns of the undersigned electors when making its determination.

Hearing Details

Date of Public Hearing: May 4, May 13, and June 8, 2026, and any subsequent meetings regarding this proposal.

Governing Body: Latrobe Planning Commission and Latrobe City Council

Contact Information

For further information regarding this petition, please contact:

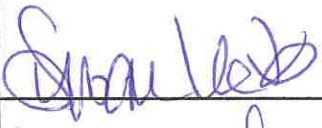
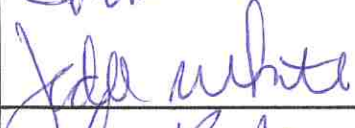
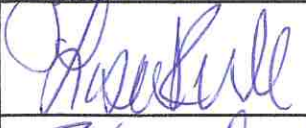
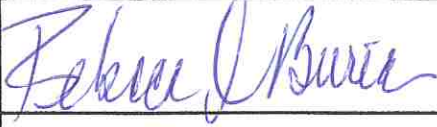


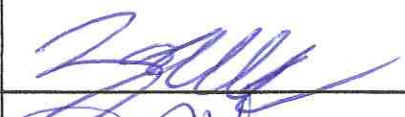
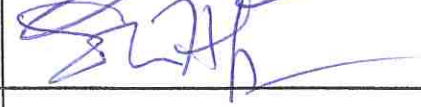

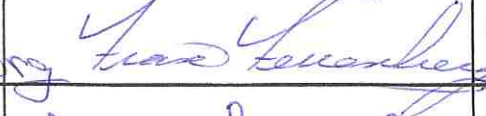
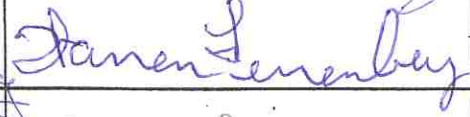
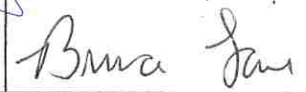
[Stephen McGannon]
[616 Raymond Avenue]
[724-331-5873]
[stevemcgannon@gmail.com]



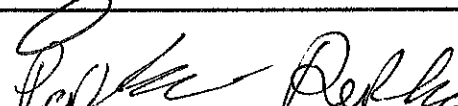


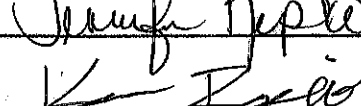
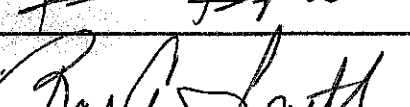
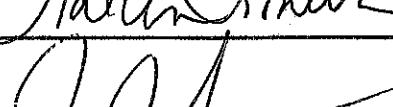
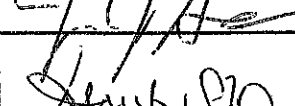
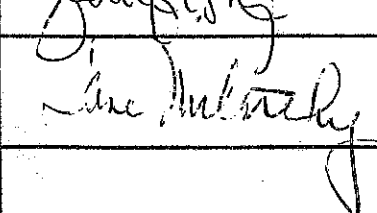
Signatory Acknowledgment

By signing below, each individual affirms that they are a qualified elector of the City of Latrobe and that they oppose the proposed overlay zoning amendment for one or more of the reasons stated above.

Signature Pages Attached

PRINTED NAME	SIGNATURE	SIGNATORY'S ADDRESS	DATE OF SIGNATURE
Stephen McGAUNOSI		616 Raymond Ave	4/13/26
Maria Jodis		704 Highland Ave	4-13-26
Kirk W McGraw		616 Raymond Ave	4-13-26
Jared Drury		714 Highland Ave	4/13/26
Denise Drury		714 Highland Ave	4/13/26
Lois Appel		613 Highland Ave	4/16/26
Scott Appel		613 Highland Ave	4/16/26
Jeffrey Role		608 Highland Ave	4-16-26
JOHN R. BROWN		701 HIGHLAND AVE	4-17-26
SHOKO K. BROWN		701 HIGHLAND AVE	4-17-26
Brian Pittman		713 Highland Ave	4-17-26
Tim Holzer		625 DEPOT ST	4/25/26

PRINTED NAME	SIGNATURE	SIGNATORY'S ADDRESS	DATE OF SIGNATURE
Susan Veto		619 High kind ave Latrobe 15650	4/27/26
Jodee White		625 Highland Ave Latrobe, Pa. 15650	4/27/26
Lisa Pale		609 Highland Ave Latrobe PA 15650	
Rebecca A. Brzica		608 HIGHLAND AVE LATROBE PA 15650	4/27/26
Justin Halicke		630 Depot St Latrobe PA 15650	4/27/26
Stephanie Halicke		630 Depot Street Latrobe, PA 15650	4/27/26
Zach Geiger		705 Depot St Latrobe PA 15650	4/27/26
ED FRIZ, JR		709 DEPOT ST LATROBE PA	4/27/26
Shellie Ottenberg		709 Depot St. Latrobe PA 15650	4/27/26
Fran Ferronberg		715 Depot St Latrobe, PA 15650	4/27/26
Warren Ferronberg		715 Depot St. Latrobe Pa 15650	4/27/26
Bruce Love		720 Highland Ave Latrobe, PA 15650	5-2-26

PRINTED NAME	SIGNATURE	SIGNATORY'S ADDRESS	DATE OF SIGNATURE
CHAD KAMODY		730 HIGHLAND AVE	5-3
Zach DeSordo		710 Brinker Ave	5-3
Parker Relko		700 Brinker Ave	5-3
Shelby DeSordo		710 Brinker Ave Latrobe	5-3
Jennifer Russo		700 Brinker Ave Latrobe PA 15260	5-3
Kenn Russo		700 Brinker Ave Latrobe PA 15260	5-3
Rae Ann Tronetti		717 Weldon Latrobe, PA 15260	5-3
James J Stynchula		627 MAIN ST LATROBE PA 15260	5-3
Jennifer Stynchula		627 MAIN ST Latrobe PA 15260	5-3
JANE McCarthy		709 HIGHLAND AVE Latrobe, PA 15260	5-4

Addendum of Individual Concerns

Name and Address:

Stephen J McGannon
616 Raymond Ave
Latrobe, PA 15650

Concerns:

Documents Mailed out were incorrect

1. Lot 601 Main Street 15-30-30-0-593 Listed on Conforming Parcels in Overlay Zone, but not colored in on the overlay Zone mailer.
2. 710 Lincoln Ave 15-03-06-0-546 Listed as Commercial on Mailer but is listed as R under county GIS website. The residential structure was removed and now used as a parking lot for 708 Lincoln Ave.
3. Date of First Council Mgt. is listed as May 13th on Mailer and Listed as May 11th on Latrobe Web site.
4. 620 Depot st. 15-03-02-0-204 Listed as Residential- was two lots now shown as one with a Business with a small apartment and Advertising Billboard on it.
5. 605 Depot Street 15-03-06-0-544 is a junk heap zoned commercial owned by Jeffery Regula
6. Two lots behind 508 Raymond Ave (machine shop) are currently residential 15-03-03-0-001 On 981 and 15-03-03-0-003 not listed but colored in on overlay map
7. With the next two lots at 714 Depot Street being used as Saint Vincent Housing lots 15-03-03-0-004 and 15-03-03-0-005

Are there more or less restrictions on Residential R2 vs Commercial



5/3/2021

