

City of Latrobe
Planning and Development
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PLANNING COMMISSION OF LATROBE
Monday, May 4, 2026

The meeting of the Latrobe Planning Commission was held on Monday, May 4, 2026, at Latrobe City Hall. The meeting was called to order at 5:30 PM

Commission members in attendance:

Mr. James Burica	Mr. Matthew Hedman
Mrs. Debra Sardello	Mr. Jarod Trunzo
Mr. Kody Whitfield	

Also present:

Mr. Joshua Mayro – City of Latrobe – Zoning & Code Enforcement Officer
Mr. Andy Matheny – City of Latrobe - Zoning & Code Enforcement Officer
Ms. Annabelle Chipps – Latrobe Bulletin
Mr. Steven Gifford – Red Desk Creative
Ms. Summer Popella – Red Desk Creative
10 Community residents were in attendance

Minutes from April 6, 2026, meeting were approved as presented.

Motion: James Burica

Second: Matthew Hedman

Unanimous in favor

Old Business

None

New Business

Proposed PA Route 981/Lincoln Avenue Corridor overlay district ordinance

Presentation: PA Route 981 / Lincoln Avenue Corridor Overlay District

Mr. Steven Gifford presented information regarding the proposed PA Route 981 / Lincoln Avenue Corridor Overlay District. Public attendance at the meeting was prompted by a letter distributed by the City of Latrobe. The purpose of the presentation was to explain the intent of the proposed corridor overlay district and to receive public input. In addition, the Planning Commission reviewed a draft of the City of Latrobe Zoning Overlay District Ordinance (Draft Ordinance No. 2026).

Mr. Gifford reviewed the goals and objectives of the proposed ordinance, which include, but are not limited to:

- Increasing property values, population, and employment opportunities
- Encouraging investment within the community and reducing blight
- Expanding the types of permitted business uses
- Providing opportunities for additional housing

Public Comment and Submissions

Public participation was robust and constructive. The Planning Commission received a document entitled "Addendum of Individual Concerns", from Mr. Stephen J McGannon, outlining incorrect items related to the mailing distributed by the City of Latrobe. The Planning Commission determined that the majority of the listed items were editorial in nature; however, all concerns will be reviewed and addressed as appropriate.

Additionally, a petition containing thirty-four (34) signatures opposing the proposed ordinance was submitted. Both the addendum and the petition were forwarded to the Zoning & Code Enforcement Officer for recordkeeping purposes.

Planning Commission Discussion

The Planning Commission acknowledged that some confusion may exist among community members regarding the function and intent of an overlay district. Given the complexity of the matter, the Commission agreed that future public discussions should emphasize clarification of the purpose and application of the overlay district.

Action on Draft Ordinance No. 2026

A motion was made to approve the Draft City of Latrobe Zoning Overlay District Ordinance (Draft Ordinance No. 2026) with the following revisions:

1. Land Use Table – Residential Uses (Page 7):
For "Boarding house / rooming house / tourist home / bed-and-breakfast establishments," remove code "S" from column O-1, leaving the cell blank (null)
2. Land Use Table – Commercial Uses (Page 9):
For "Medical marijuana dispensaries," remove code "S", leaving the cell blank (null).

Motion: Kody Whitfield

Second: Debra Sardello

3 in favor; 1 against; 1 abstain

There being no further business, the meeting was adjourned at 8:05 PM

Motion: Debra Sardello

Second: Matthew Hedman

Unanimous in favor

Respectfully submitted,



Debra Sardello

Planning Commission Secretary