

Cherrytree Township Board of Supervisors
Regular Monthly Meeting
Monday, June 1, 2026, 6:00 p.m.

A regular monthly meeting of the Cherrytree Township Board of Supervisors was held on Monday, June 1, 2026, at 6:00 p.m., at the township building. In attendance were Jim Waugh, Rob Kellogg, and Shari Nelson, Supervisors, and Christine Kurelowech, Secretary-Treasurer.

Call to Order

Jim Waugh called the meeting to order.

Pledge

Moment of Prayer

Jim Waugh led those in attendance in a moment of prayer.

Public Comment

Robert VanValkenberg, Cherrytree Township VFD Trustee, said that he is on a committee within the VFD to pursue making repairs/improvements to the township/VFD building. The township and the VFD entered into a 15-year license agreement, on December 4, 2023, giving the VFD permission to occupy the township building. This was necessary for the VFD to be able to secure a loan through the United States Department of Agriculture (USDA) to purchase a truck. He asked the Supervisors for permission and for financial assistance to make repairs/improvements to the building. It was noted that the responsibilities of both parties are vague in the license agreement and that the township and the VFD should consider adding specifics to it. Robert VanValkenberg said that the VFD is responsible to repair any damages made to the building, according to the license agreement. However, it does not specify which party is responsible to make repairs/improvements (maintenance) to the building. He noted that, throughout the years, when expenses related to building maintenance have come about, the township and the VFD have usually split them (50-50). However, when the VFD purchased a new generator for the building a few years ago, the Supervisors voted against contributing money towards it. Robert VanValkenberg told the Supervisors that he feels the township should have paid for half of the new generator. He said that he has been getting quotes to make several repairs/improvements to the building and that the total is up to \$6,060.00, but could be higher if more repairs are added. The repairs/improvements include fixing the water-damaged wall around one of the windows in the meeting room (\$4,500.00), replacing external lights (\$360.00), roof repairs, fixing the gutters, and fixing an exterior wall in the meeting room (\$1,200.00). He said that there are additional repairs/improvements that should be considered, such as replacing the window in the township office, putting a gutter on the back of the building, removing a shrub outside the window in the township office, foundation work, and replacing malfunctioning heaters in the truck bay (leaking carbon monoxide). He noted that he is waiting on a quote to replace the entire roof and a quote to cover the entire roof. Robert VanValkenberg asked the Supervisors to consider voting to pay for repairs/improvements (or half of the cost of repairs/improvements) up to a certain amount of money. Ron Stewart asked Robert VanValkenberg if there are grants available for building maintenance and it was noted that the VFD cannot apply for grants to repair a building that it does not own. Chrissie Kurelowech said that she recently talked to Stacey Armstrong, VFD Secretary, about applying for a Local Share Account (LSA) grant,

through the PA Department of Community and Economic Development (DCED), for building repairs and improvements. The VFD would not be allowed to apply for a grant through this program, but the township could apply. Chrissie Kurelowech said that it takes some time for an application to be reviewed and for a decision to be made after an application is submitted. When an application was submitted for an LSA grant to purchase new radio equipment for the VFD, it took over a year before a decision was made. Once a decision was made, it was several more months until the money could be accessed because of forms that had to be reviewed and signed, etc. She noted that, once an LSA application has been submitted, the project cannot be started before a decision is rendered and, if it is, the project will be considered ineligible. This could delay repairs/improvements being made to the building. Chrissie Kurelowech suggested making repairs to the existing roof on the township/VFD building and to the existing roof on the township garage, then applying for an LSA grant to replace both roofs in the future. Jim Waugh said that the reason the building is in need of repairs is because the township has not had money available to invest in the building, noting that the township decided against paving this year due to lack of funds. Shari Nelson expressed concern that there is not enough money in the budget to make extensive repairs/improvements to the building this year. Both Jim Waugh and Shari Nelson felt that the \$4,500.00 quote to fix the wall around the window in the meeting room was high and they asked Robert VanValkenberg to get another quote on it. Robert VanValkenberg will obtain more quotes and more specifics on the repairs/improvements being considered and will bring them to the next meeting, which is scheduled for Monday, July 6, 2026. No decision was made.

Minutes/Treasurer's Report

The minutes, from the regular monthly meeting held on Monday, May 4, 2026, were read, accepted, and approved, on a motion made by Shari Nelson, seconded by Rob Kellogg, and carried unanimously.

The treasurer's report, for May of 2026, was read, accepted, and approved, on a motion made by Jim Waugh, seconded by Shari Nelson, and carried unanimously.

Correspondence

Venango County Community Recycling Center – Tire Recycling

The Venango County Community Recycling Center has announced a tire drop-off recycling program. Tires will be accepted on Tuesdays and Thursdays, but all tires must be pre-registered with the recycling center ((814) 432-9674). The cost per tire is \$2.00 (passenger), \$3.00 (light truck), and \$15.00 (oversized).

PA DEP–Tech. Def. Notif.-Piney-Seward and Erie South-Piney Trans. Line Rbld.

The Pennsylvania Department of Environmental Protection (PA DEP) has reviewed several Water Obstruction & Encroachment permit applications, submitted by Mid-Atlantic Interstate Transmission, LLC, for the Piney-Seward and Erie South-Piney 115-kV Transmission Line Rebuild project, and has noted 7 technical deficiencies. Mid-Atlantic Interstate Transmission, LLC has been given until July 11, 2026 (60 days from the date of the notification letter) to address the issues or PA DEP may consider the applications withdrawn. The project affects 150 miles of an existing transmission line that runs between Indiana County and Erie County. In Venango County, there are 32.97 miles of transmission line that will be rebuilt and, in Cherrytree Township, there are 16.61 miles of transmission line that will be rebuilt.

Venango Conservation District – Incomplete. Letter – Grand Valley Manufacturing
The Venango Conservation District recently sent an incompleteness letter regarding the National Pollutant Discharge Elimination System (NPDES) permit application for the Grand Valley Manufacturing project on Petroleum Center Road. Three missing/incomplete/incorrect items were listed. The Venango Conservation District stated that the missing/incomplete/incorrect items must be addressed and submitted to the Venango Conservation District by July 20, 2026 or the application may be considered withdrawn. Chrissie Kurelowech noted that Geotech Engineering, Inc., the engineering firm hired to apply for the NPDES permit on behalf of Grand Valley Manufacturing, has already responded with a letter addressing each of the three issues. Furthermore, the Venango Conservation District has sent another letter stating that the application has now been deemed complete and will move on to the technical review phase.

PSATS Newsletter

Zoning

Permits

Z-2026-04	Mark Allaman	375 Fairview Road	new home and detached garage
Z-2026-05	Benjamin Mallory	222 Sopher Road	new detached garage

Zoning Report

Tim McGrath, Zoning Officer, reported that he has asked the owner of 1184 South Perry Street to remove the barbed wire that was placed on the property. However, there is really nothing that the township can do until the updated zoning ordinance and the new property maintenance ordinance are passed, which should be within the next six months. The property owner submitted an application for a permit to extend an existing fence and Tim McGrath said that another permit was not necessary because the property owner already had a permit for fencing. It was noted that the township's right-of-way is 16.5 feet from the center of the road (on South Perry Street) and a fence cannot be erected within the right-of-way. Neighbors voiced their concerns regarding water that the owner of 1184 South Perry Street is allegedly diverting onto their properties and a fence that they consider to be unsightly. Tim McGrath noted that there is nothing in the current regulations specifying that the "nice" side of a fence must face the neighbors.

Tim McGrath explained to those in attendance that the Planning Commission is working on updating the existing zoning ordinance, which deals with land use. Because regulations related to property appearance, junk, etc., deal with issues not related to land use and, consequently, cannot be part of a zoning ordinance, the Planning Commission is also working on a new property maintenance ordinance. He said that the property maintenance ordinance will focus on the "street view" of properties and the enforcement will be complaint-based. With the new property maintenance ordinance, if a property owner has junk that is visible from the road, the township will have the authority to require the property owner to erect a fence around the junk.

Administrative Action

2026 Municipal Insurance Renewal – AmTrust/Astra

Chrissie Kurelowech reported that the renewal premium for the township's commercial package (property, general liability, auto (township and VFD), inland marine, crime, public officials liability, employment practices liability, and umbrella) is \$14,392.00 (Astra), which is \$46.00 higher than last year. The renewal premium for the workers compensation insurance (township and VFD) is \$17,262.00 (AmTrust), which is \$1,446.00 higher than last year. On a motion made by Jim Waugh, seconded by Shari Nelson, and carried unanimously, the Supervisors voted to renew (July 1, 2026 through June 30, 2027) the township's commercial package (carrier is Astra and the annual premium is \$14,392.00) and workers compensation policy (carrier is AmTrust and the annual premium is \$17,262.00) through Franklin Insurance Agency, Inc.

Open Escrow Account for Grand Valley Manufacturing Stormwater Review-Vote

Chrissie Kurelowech said that an escrow account will need to be opened for stormwater review expenses related to the Grand Valley Manufacturing construction project on Petroleum Center Road. On a motion made by Jim Waugh, seconded by Shari Nelson, and carried unanimously, the Supervisors voted (Waugh-YES/Kellogg-YES/Nelson-YES) to open a non-interest bearing account for Cherrytree Township (EIN #25-XXXXXXX), titled "GVM Escrow", at Farmer's National Bank, to hold money for expenses related to stormwater review for the Grand Valley Manufacturing construction project on Petroleum Center Road, as specified in the Cherrytree Township Stormwater Management Ordinance, with signers listed as: Christine C. Kurelowech, James S. Waugh, Robert J. Kellogg, and Shari L. Nelson. Chrissie Kurelowech will deposit \$1,000.00, from Grand Valley Manufacturing, into the account initially, and when the balance dips below \$500.00, Grand Valley Manufacturing will need to replenish it to bring the balance back up to \$1,000.00.

Oil Region Council of Governments (COG) Membership - Vote

The Supervisors considered joining the Oil Region Council of Governments (OR COG). The OR COG meets at different locations throughout the county at 7:00 p.m. on the third Thursday of each month (with the exception of December). Membership is \$100.00/year for each municipality, but if a representative from the municipality (does not have to be the same person) attends 9 out of the 11 meetings a year, the membership fee for the following year is waived. According to the PennDOT Municipal Services Representative, Buddy Miller, the OR COG offers many benefits to the township, such as lower prices on road projects, like paving and seal coating. This is because the OR COG puts many projects out for bid at the same time, which usually results in lower prices and also saves the municipalities money on advertising costs. A discussion took place and there was a disagreement as to whether or not equipment could be put out for bid through the OR COG. Additionally, Rob Kellogg said that he felt the township should not join the OR COG because it could be too restrictive. For example, the township might have to wait longer for paving because one company would get all of the paving projects from the OR COG and would come into the county and complete all of the projects consecutively, so the township could be at the end of the list and might have to wait until later in the summer for a project to be completed. Jim Waugh said that he would call the PennDOT Municipal Services Representative, Buddy Miller, to get more information on the OR COG and to get an answer as to whether or not the

township would be able to put equipment out for bid through the OR COG. No vote took place.

Declare Portion of Cherrytree Twp. Zoning Ord. Invalid – Data Centers - Vote

Due to concerns regarding public safety and welfare, limited natural resources, and limited essential services (infrastructure), Shari Nelson made a motion to declare that a portion of the Cherrytree Township Zoning Ordinance is substantively invalid, by reason that a land use referred to as a “data center” is not permitted in the township, and proposed that the township prepare a curative amendment to overcome the invalidity. The motion was seconded by Jim Waugh and carried unanimously.

Resolution #26-44 – Curative Amendment for Data Centers - Vote

On a motion made by Jim Waugh, seconded by Rob Kellogg, and carried unanimously, the Supervisors adopted Resolution #26-44, declaring that a portion of the Cherrytree Township Zoning Ordinance is substantively invalid, by reason of the finding that a land use referred to as a data center is not permitted in the township, and imposing a limited moratorium on such development for purposes of curing the deficiency created by exclusion of a reasonable use of land, as permitted under Section 609.2 of the Pennsylvania Municipalities Planning Code. The Planning Commission will work on a draft amendment to the zoning ordinance that will include definitions and regulations pertaining to data centers. Once the Planning Commission holds a public meeting regarding the draft amendment (must be advertised two consecutive weeks) and presents the draft amendment to the Supervisors at a regular monthly meeting, the Supervisors will send it to the Venango County Planning Commission to review for at least thirty days before the Supervisors hold a public hearing. After the public hearing takes place, the Supervisors will vote on the amendment at a regular monthly meeting. The curative amendment must be passed by the Supervisors within six months (of June 1, 2026) and, once passed, the township will not be able to use the curative amendment process again for at least three years, according to Section 609.2 of the Pennsylvania Municipalities Planning Code. For up to six months, or until the curative amendment is passed, the township will not accept or consider applications for data centers.

Spreader Quotes – Replace or Repair

Two of the township’s spreaders need either replaced or repaired. Lew Staub obtained a quote of \$4,400.00 per spreader (new) from Stephenson Equipment. Tim McGrath obtained a quote of \$1,250.00 per spreader to have the metal replaced at a fabrication shop in New Castle. On a motion made by Jim Waugh, seconded by Shari Nelson, and carried unanimously, the Supervisors voted to have the metal replaced on two spreaders at a fabrication shop in New Castle for \$1,250.00 per spreader.

Committee Reports

VFD

Austin Armstrong, VFD Fire Chief, reported that there were 10 calls since the last meeting. Of the 10 calls, 2 were searches, 1 was dispatched and canceled, 1 was public service, 1 was a fire, 2 were EMS, and 3 were fire alarms.

EMA Office

There was no report.

Road

Lew Staub, Roadmaster, reported that the road crew cleaned 3 tail ditches, scraped 5 roads, put in 2 crossover pipes, pushed 4 trees off of roads, and spent 6 days ditching roads. They mowed the yard 3 times, installed a driveway pipe, graded 4 roads for dust control, and put down 6 loads of dust control. The road crew had Hasbrouck Sand & Gravel tailgate approximately 1,000 tons of 2RC gravel to Stone Springhouse Road to fix a bad area. However, a substantially higher number of tons was tailgated than ordered. All of the gravel that was tailgated will be deducted from the stockpiled 2RC gravel quantity (2,000 tons) that was awarded as part of a Request for Quote (RFQ) that was put out earlier in the year. Tim McGrath asked if the gravel could be put out for bid again, even though an RFQ was put out and items were awarded to vendors earlier in the year. He said that Hasbrouck Sand & Gravel is selling some gravel for \$10.00/ton and that he feels the township might be able to get better prices now. Rob Kellogg said that the \$10.00/ton does not include delivery and, when considering the price to haul the gravel, the prices that the township received earlier in the year are not that high.

As for equipment, work was performed on the 2009 International air tank brackets and mud flaps. Additionally, work was performed on changing the right rear leaf springs on the 2009 International. The road crew will pick up the new Paladin 96" angle broom at Five-Star Equipment tomorrow.

Old Business

Local Share Account (LSA) Grant Update

The township was awarded a Local Share Account (LSA) grant, through the PA Department of Community and Economic Development (DCED), for approximately \$179,543.00, to be used to purchase new radio equipment for the VFD. Chrissie Kurelowech reported that the radios have been ordered from Mobilcom and that she is waiting for an invoice to use to request 50% of the LSA funds. She noted that the VFD decided to purchase the \$1,200.00 first-year warranty on the equipment, which is not covered by LSA funds, so she will ask the VFD for payment once the equipment is delivered and installed, which should be within 90 days of being ordered. Once the equipment is delivered and installed, Chrissie Kurelowech will request the remaining 50% of LSA funds and pay Mobilcom the balance.

Trout Run Sewage Issues

Chrissie Kurelowech read an email message aloud that she recently received from Mitch Fleming, of the Pennsylvania Department of Environmental Protection (PA DEP), regarding multiple malfunctioning sewage systems along Trout Run Road. In the email, Mitch Fleming said that the township's Sewage Enforcement Officer, Todd Fantaskey, has received several complaints about malfunctioning sewage systems along Trout Run Road and that there are currently eight "active malfunctions". He said that he contacted the township two years ago with the same issue and that it is the responsibility of the township to "provide adequate sewage disposal for your residents", noting that the alternative is that the homeowners would be responsible to repair or replace their own on-lot sewage systems. After a brief discussion, the Supervisors were in agreement that the property owners along Trout Run Road should repair or replace their own malfunctioning on-lot sewage

systems, as required of the other property owners throughout the township. They noted that township finances are tight right now and that they do not wish to incur more debt. Additionally, Tim McGrath said that the City of Titusville's sewage system is most likely at full-capacity because the city would not give permission, several years ago, for a proposed development project on Drake Well Road to connect to the city's sewage system. There is a good chance that connecting Trout Run Road residents to city sewage is not even an option. Chrissie Kurelowech will relay the Supervisors' feelings on this issue to Mitch Fleming.

Clean-Up Weekend – June 6, 2026 and June 7, 2026 - VFD

Don Deliman, VFD member, reminded those in attendance that Clean-Up Weekend will take place on Saturday, June 6, 2026 and Sunday, June 7, 2026. He said that the VFD will monitor the event from 7:00 a.m. until 7:00 p.m. on Saturday and from 7:00 a.m. until 5:00 p.m. on Sunday. He asked Lew Staub and Rob Kellogg if someone from the road crew would be able to move the equipment, blocking the entrance, at the beginning of each day and put it back at the end of each day and they said that they would take care of it.

New Business

There was no "New Business".

The meeting adjourned at 7:06 p.m.

The bills were reviewed by the Board of Supervisors.

Respectfully Submitted,

Christine C. Kurelowech, Secretary-Treasurer