

Cherrytree Township Board of Supervisors
Regular Monthly Meeting
Monday, August 3, 2026, 6:00 p.m.

A regular monthly meeting of the Cherrytree Township Board of Supervisors was held on Monday, August 3, 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.

New Business

Deiss & Halmi Engineering – Pro Waste - 4487 State Route 8 - Future Plans

Steve Halmi, of Deiss & Halmi Engineering, and Alex Pol and Bill Locke, both of Pro Waste Services, were in attendance to inform the Supervisors and the public of their intention to expand the Pro Waste Services facility located at 4487 State Route 8. Steve Halmi said that the current facility is a trucking terminal, but Pro Waste Services is looking to expand the property into a waste transfer station, which is a building used to consolidate solid waste, package it, and transfer it into larger trucks to be transported to landfills. He said that Pro Waste Services will need many approvals from the township and the Pennsylvania Department of Environmental Protection (PA DEP), noting that he and representatives from Pro Waste Services were in attendance to reintroduce themselves, share their site plans, take comments, and answer questions. Steve Halmi said that they were not expecting the Board of Supervisors to take action and render any decisions during the meeting. He told those in attendance that Pro Waste Services works with several landfills and, because of that, developing a waste transfer station south of Titusville is a good idea due to the location. He said that the project will require a conditional use because a waste transfer station must be approved as a conditional use in the Commercial/Light Industrial Overlay District, which is where the property is located (part of the property that is up to 500 ft. from Route 8, the other part of the property is located in the Residential/Agricultural District). He said that the project will also require a variance because the 300 ft. setback requirement specified in the zoning ordinance will create a hardship due to the size of the property. Additionally, he said that Pro Waste Services will be seeking a variance from the requirement to erect a 10 ft. opaque fence around the waste transfer facility because they feel that it is “extreme” and is suited more for landfills. He said that, in addition to meeting zoning requirements, the project will also need to meet stormwater management requirements and PA DEP requirements. He said that Pro Waste Services has been through the process before, noting that they have waste transfer facilities in Erie and Meadville. Steve Halmi showed those in attendance site plans for the proposed project. He said that they plan to demolish two buildings and to erect one new 80 ft. by 80 ft. building. Uriah Sampson, a close neighbor to 4487 State Route 8, expressed concern that the new building would be located too close to his home. Several people, including Uriah Sampson, questioned the

reasoning behind choosing a location for the waste transfer station that is close to existing homes, rather than farther back on the property (farther from Route 8) since the property is large and there are other areas that are greater distances from existing homes. Tim McGrath, Zoning Officer, told Steve Halmi and the representatives from Pro Waste Services that he feels their project would not qualify for a variance because the placement of the waste transfer station is a monetary decision and a variance cannot be granted for monetary purposes. Furthermore, Tim McGrath said that he feels Pro Waste Services is seeking a variance to avoid the 300 ft. setback requirement when the building could be located in a different place on the property. Steve Halmi said that there is no other place to put the building on the property, noting that wetlands exist. Tim McGrath said that the zoning hearing board would make the decision, noting that he just wanted Steve Halmi and the representatives from Pro Waste Services to know what they are up against. He encouraged them to read the zoning ordinance.

A written statement, from Uriah and Jacqui Sampson, who own a home in close proximity to 4487 State Route 8, was submitted to the Supervisors and read aloud by Uriah Sampson. The statement expressed concern regarding both the current trucking terminal and the proposed waste transfer facility. The full statement appears below.

Dear Cherrytree Township Officials,

My family and I are deeply concerned about the proposed waste transfer station located only 300 feet from our home. Our property is not just a house—it is our home, our investment, and where we have built our lives. It relies entirely on a private well, septic system, a spring, and a pond. We have already noticed an increase in the amount of sediment in our well water, which makes us even more concerned about how additional heavy equipment, construction, and daily operations could affect our groundwater. We can already hear the loud crashes of dumpsters hitting the ground, and at times we can actually feel the vibration from those impacts inside our home. If those sounds and vibrations are this noticeable now, we cannot imagine what they will be like when the facility is operating at full capacity day after day.

Beyond the noise and vibration, we are worried about the long-term effects this facility could have on our quality of life. The possibility of odors from stored waste, dust from constant truck traffic, diesel exhaust, and the attraction of rodents, flies, and other varmints are all concerns for a family living only a short distance away. We are also concerned about stormwater runoff and whether it could carry pollutants toward our property, affecting our well, septic system, spring, pond, and the natural resources we depend on every day. Just as troubling is the financial impact this proposal could have on our family. A home located only 300 feet from a waste transfer station may become much more difficult to sell, and many prospective buyers would likely be discouraged by the constant truck traffic, noise, odors, and the proximity to a solid waste facility. For most families, their home is their largest investment, and we fear this project will significantly reduce the value of our property through no fault of our own.

This proposal also has a deeply personal impact on our family. Our son has autism, and he thrives in a predictable, peaceful home environment. The

constant sounds of heavy trucks, backup alarms, and dumpsters crashing onto the ground, along with the sights of continuous industrial activity and the potential for persistent odors, would create an environment that is far different from the one he knows today. Changes in routine and increased sensory stimulation can make everyday life much more difficult for him. Our home is where he feels safe and comfortable, and placing a waste transfer station this close to our property threatens that sense of security and could diminish his quality of life in ways that cannot be measured in dollars.

This proposal also threatens my livelihood. I have operated a successful in-home photography business on this property for more than 20 years. My clients come here to celebrate some of life's most important moments—senior portraits, family photographs, and children's portraits. They choose my property because it offers a peaceful, natural setting that creates beautiful images and a comfortable experience. It is difficult to imagine families wanting to schedule portrait sessions while heavy trucks are driving by, dumpsters are crashing to the ground, backup alarms are sounding, dust is in the air, or unpleasant odors are present. Even if the transfer station operates as intended, the constant industrial activity just 300 feet away could fundamentally change the atmosphere that my clients expect and could cause them to choose another photographer or another location. This proposal doesn't just affect my home—it threatens a small business that I have worked for more than two decades to build.

We understand that waste management is an important public service, but it does not belong only 300 feet from homes and families. A light industrial zoning designation should not justify placing a waste transfer station immediately adjacent to residential properties that rely on private wells, septic systems, springs, and ponds. This proposal would affect our home, our health, our property value, my small business, and our son's quality of life. We respectfully ask you to deny this proposal and stop the construction of a waste transfer station at this location. This decision is about more than a business proposal—it is about protecting families, preserving established local businesses, safeguarding private water resources, and ensuring that people can continue to enjoy their homes without being subjected to the impacts of an industrial waste facility. We ask you to stand with the residents who call this neighborhood home and reject this proposal.

If this were your home—only 300 feet from a waste transfer station, relying on a private well and septic system—would you feel confident that your family's health, your quality of life, business and your largest financial investment were adequately protected?

Uriah & Jacqui Sampson

William and Rose Denning, who live near 4487 State Route 8, expressed concern regarding noise and vibration from dumpsters being dropped at the Pro Waste Services trucking terminal that is currently in operation. They said that they were told there would be no activity at the trucking terminal at night, but that they are hearing noise and feeling vibrations as late as 10:00 p.m. They said that they are concerned about their water well and would like their water tested. Uriah Sampson said that he has noticed trucks being left on the property with full loads of

waste multiple times, but before the trucking terminal opened, Pro Waste Services said the facility would only be used only for empty dumpsters. Ron Stewart asked the representatives of Pro Waste Services how they expect people to trust them, regarding the proposed waste transfer station, when they have gone back on their word regarding the trucking terminal, noting that “you are only as good as your word”.

Tim McGrath told those in attendance that the Supervisors will not be able to deny a conditional use for the proposed facility because, according to the zoning ordinance, a waste transfer facility is permitted as a conditional use in both the Commercial/Light Industrial District and the Residential/Agricultural District. However, the Supervisors can set conditions that must be followed and it will be up to Pro Waste Services to accept the conditions.

Uriah Sampson said that Pro Waste Services is going to wreck lives, noting that he and his family take care of their property and that the proposed project will ruin their property value.

Public Comment

There was no “Public Comment”.

Minutes/Treasurer’s Report

The minutes, from the regular monthly meeting held on Monday, July 6, 2026, were read, accepted, and approved, on a motion made by Shari Nelson, seconded by Jim Waugh, and carried unanimously.

The treasurer’s report, for July of 2026, was read, accepted, and approved, on a motion made by Jim Waugh, seconded by Rob Kellogg, and carried unanimously.

Correspondence

Venango County Assoc. of Township Officials–Annual Convention–Sept. 30, 2026
The 113th Annual Convention of the Venango County Association of Township Officials will be held on Wednesday, September 30, 2026, at the Oakland Township Volunteer Fire Department. Reservations must be made by September 21, 2026. Chrissie Kurelowech asked the Supervisors to let her know if any of them are interested in attending so she can register them.

PA Department of Environmental Protection (PA DEP) – Mosquito-Borne Illnesses
PA DEP has provided the township with information regarding mosquito-borne illnesses. As of July 21, 2026, none of the PA DEP’s mosquito samplings in Venango County tested positive for West Nile Virus, Jamestown Canyon Virus, or any other mosquito-borne illnesses. Flyers containing information on West Nile Virus, Jamestown Canyon Virus, insect repellent essentials, and tires and mosquito disease control were provided by PA DEP and are available to the public by contacting the township office.

PSATS Newsletter

Zoning

Permits

Z-2026-06	Cherrytree Road (across from 1311 Cherrytree Road)	new 60’ by 50’ pole barn garage
Z-2026-08	1597 Fairview Road	new 30’ by 24’ barn

Zoning Report

Tim McGrath, Zoning Officer, reported that two permits were issued during the month and two others are pending.

Tim McGrath also reported that the owner of 1184 South Perry Street has said that he will remove the barbed wire fence from the property in an effort to appease the neighbors.

Administrative Action

Venango County Tax Claim Bureau – 132 Fleming Alley – Vote to Accept Bid

The township has been notified by the Venango County Tax Claim Bureau that bids have been received for 132 Fleming Alley (parcel # 03,010.-005.-000), which is a property that is currently in the “Repository of Unsold Properties”. The township has 60 days to notify the Venango County Tax Claim Bureau of any objections or exceptions to the transfer. The starting bid was \$3,100.00, and there were five bidders listed, but the letter does not specify the highest bid. Regardless, to return the parcel to the tax rolls sooner, the Supervisors had the option to approve the bid. On a motion made by Jim Waugh, seconded by Shari Nelson, and carried unanimously, the Supervisors voted to accept the bid submitted to the Venango County Tax Claim Bureau for 132 Fleming Alley (parcel # 03,010.-005.-000). Chrissie Kurelowech will sign a form approving the bid and will return it to the Venango County Tax Claim Bureau.

Quote to Repair Water Damage – Review and Vote

Chrissie Kurelowech told the Supervisors that she had expected to have a quote to repair the water damage in the hallways, caused from a burst pipe in January, in time for the August 3, 2026, regular monthly meeting, but is still waiting to receive it. She is hoping to have it in time for the regular monthly meeting scheduled for Tuesday, September 8, 2026. The repairs include: replacing the drywall and insulation that was removed, replacing the insulation in the ceiling that was damaged by the water, replacing all of the ceiling tiles in both hallways, replacing the baseboards in both hallways and in the hallway closet, priming and painting both hallways and the hallway closet, cleaning the carpet in both hallways and in the meeting room, and cleaning, stripping, and waxing the floors in both the women’s restroom and the men’s restroom. The estimate provided by the insurance adjuster is \$3,742.61.

Noise Complaint – Route 8

A noise complaint from a resident who lives on Route 8 had been submitted, but was withdrawn before the meeting.

Committee Reports

VFD

Austin Armstrong, VFD Fire Chief, reported that there were 15 calls since the last meeting. Of the 15 calls, 10 were EMS, 2 were fire alarms, 1 was an MVA, and 2 were public service.

EMA Office

There was no new information to report.

Road

Lew Staub, Roadmaster, reported that the road crew spent 16 days mowing berms, spent 7 days pushing trees off of roads, spent 9 days grading roads, and

fixed signs. They mowed the yard twice, checked the roads once, opened 1 pipe, spent 1 day ditching in spots, and installed 1 driveway pipe.

As for equipment, 2 new front tires were put on the 2017 Massey Ferguson tractor and 2 new mower motor hydraulic hoses were installed. The 2002 International was inspected.

Jim Waugh asked Lew Staub how the brine is holding up on the dirt roads and Lew Staub said that the open areas that are exposed to the sun are worse than other areas.

Old Business

2025-2026 County Liquid Fuels Aid/2026-2027 County Liquid Fuels Aid

Chrissie Kurelowech reported that the Venango County Regional Planning Commission (VCRPC) recently distributed applications for 2026-2027 County Liquid Fuels Aid. Since the township canceled the paving plans for 2026 (pave an approximate 1.29-mile stretch of Cherrytree Road (from Buxton Road to Fairview Road)), and the 2025-2026 County Liquid Fuels Aid (\$30,000.00) that was supposed to be used for the project was not used, she was unsure as to whether or not the township should apply for 2026-2027 County Liquid Fuels Aid. Buddy Miller, PennDOT Municipal Services Representative, advised the township not to apply for 2026-2027 County Liquid Fuels Aid since the paving project has been delayed and the money from the current year will not be used until next year. He said that the Venango County Commissioners still have not approved of the township carrying over \$30,000.00 from the current year into next year, but he feels that they will allow it. He said that the rules have changed and, beginning in 2027, the county will not allow municipalities to carry over county liquid fuels aid if it is not used during the year that was specified on the application. Buddy Miller said that he is waiting for confirmation on the township being able to carry the \$30,000.00 over and use it during 2027 to pave part of Cherrytree Road. As soon as the Venango County Commissioners make a decision, he will let the township know. Chrissie Kurelowech noted that, on the application for 2025-2026 County Liquid Fuels Aid, there is no mention of the township being required to use the money during the year specified on the application. However, on the application for 2026-2027 County Liquid Fuels Aid, the requirement is clearly written and is highlighted.

Northwest Soil Services – Trout Run Road – Enforcement Letters

Chrissie Kurelowech reported that Todd Fantaskey, Sewage Enforcement Officer, recently sent enforcement letters to several property owners on Trout Run Road regarding malfunctioning septic systems.

The meeting adjourned at 6:45 p.m.

The bills were reviewed by the Board of Supervisors.

Respectfully Submitted,

Christine C. Kurelowech, Secretary-Treasurer