

Minor Report

July 3, 2025 through August 11, 2025

The following minor subdivision and land development plans were processed by Wyoming County Office of Community Planning Staff as authorized under County SALDO Article III:

County Jurisdiction

Minor Subdivision for Douglas & Nancy Jones – Northmoreland Township

[File #2025-23]

Conditional Approval: July 14, 2025

Project proposes realigning boundary lines with a net gain of two lots. Three of the lots newly-configured would be accessed by a Minimum Access Drive. Final approval would be contingent on Commission granting waiver requests. Gross acreage: 99 acres involved.

Bass Road/Hickory Road

Minor Lot Improvement Subdivision for Holzschuh– North Branch Township

[File #2025-24]

Approval: July 15, 2025

Plan Recorded: August 7, 2025 (Record # 2025-1804)

Lot improvement (boundary line adjustments) resulting in no new lots. Starting with 2 previously approved lots, and proposing result of 2 lots. Gross acreage 17.4713 acres involved.

State Route 187

Minor Lot Line Adjustment Subdivision for McCann and Deleo – Tunkhannock Borough

[File # 2025-26]

Conditional Approval: July 28, 2025

Final Approval: Aug. 11, 2025

Project proposes one pre-existing lot of 0.32 acres to cede 0.02 acres to a neighboring lot comprising 0.27 acres pre-subdivision (0.29 acres post-subdivision).

Putnam Street

Lot Addition Subdivision for Barbara Holland and Bonnie Spencer – Nicholson Township

[File #2025-28]

Conditional Approval: July 30, 2025

Final Approval: August 11, 2025

Plan Recorded: August 11, 2025 (Record No. 2025-1820)

The purpose of this subdivision is to combine Parcel A and B with lands of Reynolds/Emerson to create Lot 3, combine Parcel C with lands of Gordon Holland Creating Lot 2 and combine Parcel D with other lands of Holland/Spencer to create lot 1

Lake Road

**Final Minor Lot Line Adjustment Subdivision Plan for Steven R. & Virginia F. Patton –
Northmoreland Township
[File #2025-29]**

Conditional Approval: July 31, 2025

Parcel B consisting of 6,955.97 sq ft shall be joined to and become an inseparable part of Lot 2 creating a 1.23 acre parcel; and Parcel A (6,955.97 sq ft) shall be joined to Lot 1 creating a 1.64 acre parcel (equal land swap).

State Route 292

**Swire Minor Subdivision – Noxen Township
[File #2025-32]**

Approval: August 8, 2025

Project to subdivide lands surrounding two pre-existing dwellings into individual lots, and reconfigure/consolidate remaining lands into one final lot. Net gain of one lot.

State Route 29

Unique Report

July 3, 2025 through August 11, 2025

The following subdivision and land development plans were provided advisory reviews by Wyoming County Office of Community Planning Staff as authorized by Section 502(b) of PA Act 247:

Advisory Plan Reviews Performed for Municipalities with Home-Rule Authority

**Borel Builder's Inc. Subdivision – Overfield Township
[File #2025-27]**

Planning Director signed on August 1, 2025 as having been reviewed on June 27, 2025

Overfield Township had recently Approved on: July 16, 2025

Plan Recorded: August 1, 2025 (Record No. 2025-1763)

Purpose of this subdivision is subdividing 85.48 acres into 6 separate lots including the residual lot.

Fairview Road (portions of State Route 2006 and State Route 2019)

**Lot Addition Subdivision for Mark & Darlene Scango – Clinton Township
[File #2025-30]**

Advisory Review Letter issued: July 21, 2025

Plan proposes to create Parcel A to be combined with adjoining lands of Scango to create Lot 2. The remaining lands of Lot 1 shall have an access right of way through Lot 2.

Tunnel Hill Road (State Route 1010)