

Minor Report

June 11, 2026 through July 1, 2026

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

Lot Line Adjustment Subdivision for Sean H. & Jessica E. Kellner – *Northmoreland Township* **[File #2026-15]**

Plan received: May 4, 2026

Letter of Conditional Approval sent June 17, 2026

Final Approval: June 19, 2026

Plan Recorded: June 19, 2026 Instrument # 2026-1421

The purpose is to convey a 1.10 acre piece from Lot 2 to Lot 1. Lot 1 shall have Access via 50' right of way established in Map Book 16 Page 148. The lots are owned by the same party.

Monkey Hollow Road

Lot Addition Subdivision for Devils Elbow Farm Irrevocable Trust – *Windham Township* **[File #2026-18]**

Plan Received: May 8, 2026

Letter of Conditional Approval sent: June 19, 2026

The purpose of this subdivision is to create lot one. Parcel A (+25.81 acres pre sub, shall be joined to and become an inseperable part of land being +10.81 acres as described in instrument #2021-0681, creating a 36.62 acre parcel post sub)

Nimble Hill Road (State Route 4005)

Minor Subdivision for Jeffrey M. Scavazzo – *Lemon and Tunkhannock Townships* **[File #2026-27]**

Plan Received: June 16, 2026

The purpose of this subdivision is to convey 1.10 acres comprising "Parcel A" from Lot #2 to Lot #1.
Stark Road (Township Road #414)

Minor Subdivision for Russell W. Prevost – *Meshoppen Township* **[File #2026-28]**

Plan Received: June 22, 2026

The purpose of this subdivision is to add on Lot 3A to Lot 3.
Lot 2 is remaining lands with existing trailer, well and septic.
Springer Lane

Minor Subdivision for David DeKonty – *Falls Township*

[File #2026-20]

Plan Received: May 13, 2026

Letter of Approval sent: June 26, 2026

Plan Recorded: June 30, 2026 Instrument #2026-1494

The purpose of this subdivision is to divide the property into two individual lots to separate the single-family dwellings and place them on their own parcels.

Blueberry Road

Veolia Water Subdivision (REDUX) – *Noxen Township*

[File #2026-16]

Plan Received: May 5, 2026

Letter of Disapproval sent: June 30, 2026

The purpose of this plan is to subdivide a new 0.45-acre stand-alone lot.

Dimmick Hill Road (Noxen Township Road # 338)

Minor Subdivision for Jonah J. Smith – *Monroe Township*

[File #2026-14]

Plan Received: April 27, 2026

Waiver Requests Approved by Planning Commission: May 20, 2026

Letter of Conditional Approval sent: May 21, 2026

Plan Recorded: June 16, 2026 Instrument #2026-1395

The purpose of this Subdivision is to create one new lot.

Crow Hill Road (Monroe Township Road #368)

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Unique Report

June 11, 2026 through July 1, 2026

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

Minor Subdivision for Berholtz – *Washington Township*

[File #2026-10]

Plan Forwarded to County: March 5, 2026

County Review Letter Sent: Recommended Disapproval: March 9, 2026

Washington Township Approved: June 10, 2026

Plan Recorded: June 24, 2026 Instrument #2026-1448

The proposed purpose of this subdivision is to subdivide one new lot.

The lot proposed for subdivision would contain 1.84 acres.

Bartron Road (State Route 4023)