

Minor Report

May 7, 2026 through June 10, 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 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 convey acreage from one pre-existing lot to another.

Nimble Hill Road (State Route 4005)

Minor Subdivision for David DeKonty – *Falls Township*

[File #2026-20]

Plan Received: May 13, 2026

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 (Falls Township Road)

Minor Subdivision for Victor and Diane Choplosky - *Nicholson Township*

[File #2026-21]

Plan Received: May 19, 2026

The purpose of this subdivision is to subdivide a 2 acre lot from a parent tract.

Vics Lane (Nicholson Township Road #523)

Lot Addition Subdivision for the Harry Zacharias Estate – *Monroe Township*

[File# 2026-22]

Plan Received: May 20, 2026

The purpose of this Subdivision is to add Parcel A to adjoining lands of Ralph D. Zacharias, et al. No new lots are being created.

Danny Lane

Lot Addition Subdivision for David A. and Laurie L. Wilbur – *Northmoreland Township*

[File #2026-23]

Plan Received: May 21, 2026

The purpose of this subdivision is to convey acreage from lot to another.

Woods Road (Northmoreland Twp Road #369)

Minor Subdivision for Abraham Caleb O'Connell and Alexandria Paige O'Connell - Falls Twp.

[File #2026-24]

Plan Received: May 27, 2026

The purpose of this subdivision is to create lot 1.
Spring Hill Drive (Falls Twp Road #372)

Minor Subdivision for Evelyn J. Polovitch Revocable Trust – Nicholson Township

[File # 2026-17]

Plan Received: May 6, 2026

Letter of Conditional Approval sent: May 19, 2026

Purpose is to create one 10-acre lot. Residual lot is 173 acres pre subdivision and 163 acres post subdivision.
Polovitch Road (Nicholson Township Road #546)

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

The purpose of this Subdivision is to create one new lot.
Crow Hill Road (Monroe Township Road #368)

Minor Subdivision for Christopher and Christen Tiffany – Windham Township

[File #2026-25]

Plan Received: June 1, 2026

The purpose of this subdivision is to create one new lot. Parent tract would be 57.80 acres pre subdivision;
55.80 acres post subdivision.
State Route 3001

Flack Subdivision – Northmoreland Township

[File #2026-26]

Plan Received: June 4, 2026

The purpose is to subdivide a 1.72 acre parcel from (19-012.0-032-00-00-00) Shown as parcel A and to become an inseparable part of 19-012.0-032-01-00-00 so all buildings owned by Northmoreland Township Volunteer Fire Company are on their own lands. Subdivide a 2.47 acre lot from (19-012.0-032-00-00-00) shown as lot #2, so that all buildings owned by the Vernon Baptist Church are on their own property. Lot #1 and Lot #3 are on remaining lands of (19-012-032-00-00-00).
Demunds Road (State Route 2005)

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Unique Report

May 7, 2026 through June 10, 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

Land Development of Maribella Barn Wedding Venue

[File #2026-19]

Plan received from Washington Township: May 13, 2026

Review letter sent: May 29, 2026

The purpose of this land development is to install 2,300 sf of septic field and line to existing barn, install 5 ADA compliant parking spaces.

(Mountain Road, Tunkhannock, Twp Rd. #485)