

Minor Report

September 11, 2025 through October 1, 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 Dennis and Kathy Bedford – *Monroe Township*

[File #2025-39]

Plan Received: Sept. 15, 2025

The purpose of this subdivision is to subdivide Lot No. 7 + Lot A, from 2 parent tracts and join them. Also to subdivide Lot B from one parent tract and join to other.

Wilsey Road (Monroe Township Road #322)

Minor Subdivision for Walnut Ridge #20 – *Mehoopany Township*

[File #2025-33]

Plan Received: Aug. 6, 2025

Conditional Approval Issued: Aug. 26, 2025

Final Approval/ Director Signed Plans: Sept. 25, 2025

Divide one 2-acre lot into two 1-acre lots.

Russell Road (Mehoopany Township Road #456)

Minor Subdivision for Thorstein K. Foss, et al – *Northmoreland Township*

[File #2025-36]

Plan Received: Aug. 25, 2025

Conditional Approval Issued: October 1, 2025

Subdivide two 12.48-acre lots from 80-acre parent tract, leaving 55.04-acre residual lot.

Dulsky Road, (Northmoreland Township Road #626)

Minor Subdivision for Charles A. & Patsy A. Dulsky – *Northmoreland Township*

[File #2025-35]

Plan Received: Aug. 25, 2025

Final Approval/ Director Signed Plans: October 1, 2025

Subdivide two 12.89-acre residential lots from 51.56-acre parent tract, leaving 25.78-acre residual lot with pre-existing house and various out-buildings.

Dulsky Road (Northmoreland Township Road #626)

Unique Report

September 11, 2025 through October 1, 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

Minor Subdivision for Voorhees – Falls Township

[File #2025-10]

Received in Planning Office: March 12, 2025

Advisory Review Letter issued: March 13, 2025

Township Approved Plan: Sept. 11, 2025

Planning Director Signed Plan: Sept. 15, 2025

Recorded in Recorder of Deeds Office: Sept. 19, 2025

Record No.: 2025-2166

The purpose of this subdivision is: Proposed Lot 2 is to be subdivided from the parent tract. The remaining lands of lot 1 (2.521 acres) contain an existing dwelling.

Orchard Drive (Falls Township Road #356)

Minor Subdivision for 18185 Mountain Road Holdings, LLC - Falls Township

[File #2025-34]

Received in Planning Office: Aug. 15, 2025

Advisory Review Letter issued: Aug. 19, 2025

Township Approved Plan: Sept. 4, 2025

Planning Director Signed Plan: Sept. 25, 2025

Recorded in Recorder of Deeds Office: Sept. 25, 2025

Record No.: 2025-2205

Purpose of this Subdivision is to create Lot 1 (one acre). Property contains 11.56 acres pre-subdivision, 10.56 remain post subdivision.

Mountain Road (Falls Township Road #349)

Minor Subdivision for Matthew and Jennifer Zdaniewicz - Falls Township

[File #2025-38]

Received in Planning Office: Sept. 5, 2025

Advisory Review Letter issued: Sept. 25, 2025

Purpose of this subdivision is to create Lot 1, 4.81 acres. The remaining lands shall retain a 25' access easement through lot 1. Remaining lands possess 13.96 acres. Total gross acreage 18.77.

Buttermilk Road (Falls Township Road #2017)