

# Minor Report

*August 12, 2025 through September 10, 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**

### **Final Minor Lot Line Adjustment Subdivision Plan of Michael P. & Elizabeth Ann Sparacino and Jeffrey W. & Mark A. Leventhall– *Nicholson Township***

**[File #2025-31]**

**Conditional Approval: Aug. 20, 2025**

**Final Approval: Sept. 10 2025**

**Plan Recorded: Sept. 10, 2025**

**Record No.: 2025-2098**

Create parcels A, B & C and combine them with adjoining lands of owners.

Pedrick Road (Nicholson Township Road #556)

### **Minor Subdivision for Douglas & Nancy Jones – *Northmoreland Township***

**[File #2025-23]**

**Conditional Approval: July 14, 2025**

**Final Approval: Aug. 22, 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 (Northmoreland Township Road #332)

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

**[File #2025-33]**

**Conditional Approval: Aug. 26, 2025**

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

Russel Road (Mehoopany Township Road #456)

# Unique Report

*August 12, 2025 through September 10, 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**

### **Lot Addition Subdivision for Mark & Darlene Scango – Clinton Township**

**[File #2025-30]**

**Advisory Review Letter issued: July 21, 2025**

**Clinton Township approved the plan: Aug. 12, 2025**

**Planning Director signed: Aug. 14, 2025**

**Plan recorded: Aug. 14, 2025**

**Record No.: 2025-1864**

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)

### **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**

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 Plan for the Charles Scheffold Revocable Trust – Falls Township**

**[File #2025-21]**

**Advisory Review Letter issued: April 24, 2025**

**Falls Township approved: Aug. 14, 2025**

**Planning Director signed: Aug. 18, 2025**

**Recorded in Recorder of Deeds Office: Aug. 18, 2025**

**Record No.: 2025-1889**

The purpose of this proposed subdivision of existing 19.98 acre lot into five lots: Lot 1 (6.42 acres, existing dwelling) and lots 2-5 (3.39 acres each)

Evergreen Drive (Falls Township Road# 359)

### **Building 27 South Expansion Land Development Plan – Washington Township**

**[File #2025-16]**

**Advisory Review Letter issued: April 3, 2025**

**Washington Township Approved the plan on: Aug. 18, 2025**

**Signed by Planning Director on: Aug. 21, 2025**

Consists of a building addition to Building 27, associated earthwork, road improvements, stormwater management, and various utility upgrades, as well as a new storage building

State Route 87