



# New Britain Township

## Planning Commission

May 27, 2025

7:00 p.m.

### Agenda

#### I. Public Meeting Agenda:

1. Pledge of Allegiance
2. Approval of the Minutes from the Meeting of March 25, 2023
3. Request on behalf of the County of Bucks to rezone the parcel known as 226 Chapman Road, Parcel No. 26-004-091 from the WS Watershed District to the C/R Conservation and Recreation District to allow for an E1 use with a minimum lot requirement of 2 acres (C/R 27-402.b) instead of 5 acres (WS 27-502.e)). [E.](#) Recreational Uses. [E1.](#) Public Recreational Facility.
4. Review and make recommendations regarding the proposed ordinance to Amend the New Britain Township Official Zoning Map to Re-Zone the property located at 226 Chapman Road (TMP #26-004-091) from WS Watershed District to C/R Conservation and Recreation District; Repealing all inconsistent ordinances or parts thereof; providing a severability clause; and providing an effective date.
5. Review and make recommendations regarding a Conditional Use application for Celek Chalfont LLC to propose an L2 Outdoor Storage Use and Display per 27-1201.c (Uses permitted by Conditional Use in the C-1 District) and 27-305.L.L2 (Use Regulations for Outdoor Storage and Display) incidental to a Tractor Supply Retail Use at a commercial property located at 241 West Butler Avenue (TMP #26-013-032).

The Applicant requested tabling the May 27, 2025, Meeting and to be continued to the Planning Commission's June 24, 2025, meeting agenda.

6. Review and make recommendations regarding a Preliminary Subdivision and Land Development application for Flagship Pennsylvania Propco LLC at 545 West Butler Avenue (TMP #26-006-101-001) proposing Use J19 – Carwash ("Spotless Carwash").

The Applicant requested the matter be continued to the Planning Commission's meeting date on June 24, 2025, to allow for additional plan revisions.

7. Review and make recommendations regarding proposed comprehensive amendments to the New Britain Township Zoning and Subdivision and Land Development Ordinances
8. Public Comment

#### II. Other Business

#### III. Adjournment

*The next meeting of the New Britain Township Planning Commission is scheduled to take place on Tuesday, June 24th at 7:00 p.m. at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.*