



TOWN OF LA PLATA
Planning Commission Minutes

May 5, 2026, 6:00 PM

Regular Meeting

Council Chambers, La Plata Town Hall

305 Queen Anne St.

La Plata MD

PRESENT: Chair Dawn Banks
Vice Chair Jill Hudnell
Councilman Paul Guttenberg
Kyle Miller
Emily Whale

ABSENT:

TOWN STAFF: Don Dooley, Director of Planning
Kenar Johnson, Senior Planner
Kelly Phipps, Director of Legislative Services

GUESTS: Ran Ilkovitch, SEI Architects
Steven Andritz, Charles County Public Schools
Carl Wilson, The Traffic Group (virtual)
Puskar Kar, Brudis & Associates (virtual)

1. Call to Order

- 1.1. Attendees, please use meeting courtesy. Virtual attendees are asked to mute microphones when joining the meeting. Participants may be muted by the Town Clerk and meetings will be recorded.

In accordance with the Open Meetings Act, the public has the right to view/listen to the discussion only. At their discretion, the Planning Commission may allow participants to voice questions or provide comments on the topics under discussion. Written comments may be submitted via e-mail to Legislative@townoflaplata.org. Members of the public wishing to address the Planning Commission in person may sign up in advance via the [town webpage](#) or upon arrival at the Council Chamber.

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Meeting ID: 228 255 787 294 15

Passcode: t729yv36

(Calendar Year 2026)

1.2. Call to Order

Chair Banks called the meeting to order at 6:00 PM. In the absence of the Town Clerk, Director Phipps performed the duties of the Town Clerk.

2. Roll Call and Quorum Verification

The Town Clerk conducted Roll Call. Chair Banks noted that Commissioner Ford, Alternate Member, was also present and not voting.

3. Pledge of Allegiance

Vice Chair Hudnell led all assembled in the Pledge of Allegiance.

4. Ex Parte Disclosure

The Planning Commission members reported no ex parte disclosures.

5. Approval of Minutes

5.1. Approval of minutes from meeting on April 07, 2026.

Councilman Guttenberg moved to approve as presented.

Moved By: Paul Guttenberg, seconded by Emily Whale.

Ayes: Chair Banks, Councilman Guttenberg, Miller, Whale, Ford

Nays: None

Abstained: Vice Chair Jill Hudnell

Absent:

Passed

6. Matters of Discussion or Recommendation

6.1. La Plata High School Expansion

Director Dooley provided an overview of the La Plata High School Expansion (MJSP 04-2025). Kenar Johnson, Senior Planner, presented the project details to the Planning Commission. Ran Ilkovitch of SEI Architects presented the architectural components of the project. Steven Andritz, Project Manager for Charles County Public Schools, provided additional project information and responded to questions from the Planning Commission. Carl Wilson of The Traffic Group presented an overview of the Traffic Impact Study. The Planning Commission discussed the project and asked questions of the presenters.

Councilman Guttenberg moved to approve MJSP 04-2025 with the conditions listed in the staff report.

Moved By: Paul Guttenberg, seconded by Emily Whale.

Ayes: Chair Banks, Vice Chair Hudnell, Councilman Guttenberg, Miller, Whale

Nays: None

Abstained: None

Absent:

Passed

6.2. Adequate Public Facilities — Road

Director Dooley gave a brief overview of the Adequate Public Facilities Ordinance (APFO) for Roads under Zoning Text Amendment (ZTA) 02-2026. The Planning Commission directed its questions to Director Dooley and heard assisting responses from Puskar Kar, Professional Traffic Engineer from Brudis & Associates. Director Dooley recapped the Planning Commission's requests to add

language for coordination for mitigation, clarify roads regulations are for new development, and soften language in 191.3 addressing "1.5 miles or as deemed by the Director of Planning."

7. Public Comment

No public speakers were present at this meeting.

8. Matters of Information

8.1. Staff Report

Director Dooley advised the Planning Commission of upcoming projects expected for presentation to the Commission.

8.2. Town Council Report

Councilman Guttenberg reported on the status of the first portion of the APFO and how it was received by the Town Council, and addressed future agenda items expected in the Planning Commission.

9. Adjourn

9.1. Adjournment

Chair Banks adjourned the meeting at 8:18 PM.

Submitted by:

Shelby Pritchett, Town Clerk