



TOWN OF LA PLATA
Planning Commission Minutes

June 2, 2026, 6:00 PM

Regular Meeting

Council Chambers, La Plata Town Hall

305 Queen Anne St.

La Plata MD

PRESENT: Chair Dawn Banks
Councilman Paul Guttenberg
Kyle Miller
Emily Whale
Benjamin Ford

ABSENT: Vice Chair Jill Hudnell

TOWN STAFF: Don Dooley, Director of Planning
Shelby E. Pritchett, Town Clerk

GUESTS: 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.

[Join the meeting now](#)

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.

2. Roll Call and Quorum Verification

The Town Clerk conducted Roll Call. Chair Banks noted that Commissioner Ford, Alternate member, was present and voting in the absence of Vice Chair Hudnell.

3. Pledge of Allegiance

Councilman Guttenberg led all assembled in the Pledge of Allegiance.

4. Ex Parte Disclosure

The Planning Commission members reported no ex parte disclosures.

5. Public Hearing

5.1. Zoning Text Amendment (ZTA) 02-2026- Adequate Public Facilities Ordinance - Roads

Applicant: Town of La Plata, Maryland

Owner: N/A

Project Location: Town-wide

Request: To amend Article X (Adequate Public Facilities Requirements) in Chapter 191 (Zoning) of the La Plata Municipal Code for the purpose of creating, managing, and maintaining adequate public road facilities in the Town of La Plata.

Chair Banks read the details of Zoning Text Amendment (ZTA) 02-2026 - Adequate Public Facilities Ordinance - Roads as presented on agenda item 5.1.

5.2. Review of Purpose and Procedures for Public Hearing (Town Clerk)

The Town Clerk read the Public Hearing Purpose and Procedures verbatim.

5.3. Call to Order (Presiding Officer/ Chair)

The Public Hearing commenced at 6:03 PM.

5.4. Review of Public Notices (Town Clerk)

The Town Clerk conducted a review of the public notices.

5.5. Review of Sign-In Sheets (Town Clerk)

The Town Clerk advised Chair Banks that no speakers had signed up to speak.

5.6. Presentation by Staff

Director Dooley gave a brief staff report, including the updates and public comments made to Zoning Text Amendment 02-2026, which recommended that the Planning Commission adopt the draft Planning Commission Resolution.

5.7. Planning Commission Questions and Comments

Director Dooley received feedback and answered questions from the Planning Commission with the assistance of Puskar Kar, Brudis & Associates.

5.8. Public Comment

- Speakers (signed up) are called on by the presiding officer.
- Those wishing to provide in-person testimony may sign up in advance, no later than 3:00 PM on the day of the public hearing, via the town webpage, or upon arrival at the Council Chambers via sign-up sheet.
- Speakers who register in advance will be recognized prior to speakers who register upon arrival at the public hearing.
- In-person registration to speak will end when the relevant public hearing is opened.

- At the discretion of the presiding officer, time may be limited to 3 minutes and may not be yielded.

No public speakers were present. Written comments were attached to the agenda prior to the start of the meeting and addressed as part of the staff brief from Director Dooley given during agenda item 5.6.

5.9. Applicant Rebuttal

No additional comment was given.

5.10. Planning Commission Discussion

No additional discussion.

5.11. Applicant Closing Statements

No additional closing statements.

5.12. Closing of Public Hearing

When the hearing is concluded, the Board will not hear further comments or questions during the meeting.

Chair Banks closed the Public Hearing at 6:49 PM.

Miller moved to adopt draft Planning Commission Resolution 26-04, recommending that the Town Council reviews and approves the zoning text amendment (ZTA 02-2026).

Moved By: Kyle Miller, seconded by Emily Whale.

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

Nays: None

Abstained: None

Absent: Vice Chair Hudnell

Passed

6. Approval of Minutes

6.1. Approval of minutes from meeting on May 5, 2026.

Whale moved to approve the minutes as presented.

Moved By: Emily Whale, seconded by Paul Guttenberg.

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

Nays: None

Abstained: None

Absent: Vice Chair Hudnell

Passed

7. Matters of Discussion

7.1. Zoning Text Amendment (ZTA 03-2026) Proposed Water Conservation Ordinance

Director Dooley delivered a PowerPoint presentation outlining the proposed Zoning Text Amendment 03-2026 and answered questions from the Planning Commission. The Planning Commission and Director Dooley agreed to complete a working session review during the next

regular Planning Commission meeting on July 7, 2026, and select a sub-committee following.

7.2. 2025 Annual Report

8. Public Comment

No public speakers were present at this meeting.

9. Matters of Information

9.1. Staff Report

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

9.2. Town Council Report

Councilman Guttenberg stated nothing to report.

10. Adjourn

10.1. Adjournment

Chair Banks adjourned the meeting at 7:30 PM.

Submitted by:

Shelby Pritchett, Town Clerk