



TOWN OF LA PLATA
Planning Commission Minutes
September 2, 2025, 6:00 PM
Regular Meeting
Council Chambers, La Plata Town Hall

PRESENT: Chair Dawn Banks
Vice Chair Jill Hudnell
Councilman Paul Guttenberg
Emily Whale
David Jenkins

ABSENT: Kyle Miller

TOWN STAFF: Don Dooley, Director of Planning
Celia Craze, Town Planning Consultant
Kelly Phipps, Director of Legislative Services

GUESTS: Tyjon Johnson, Councilman, Ward IV

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.

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Meeting ID: 222 254 925 982

Passcode: QFnvoy

1.2. Call to Order

Chair Banks called the meeting to order at 6:00 PM.

2. Roll Call and Quorum Verification

Chair Banks conducted roll call. In the absence of Commissioner Miller, Commissioner Jenkins, the Planning Commission Alternate Member, was granted full voting privileges.

3. Approval of Minutes

3.1. Approval of minutes from meeting on August 6, 2025

Commissioner Hudnell moved to approve minutes of the August 6, 2025, meeting as presented.
Moved By: Jill Hudnell, seconded by Paul Guttenberg.

Ayes: Banks, Hudnell, Councilman Guttenberg, Whale, Jenkins

Nays: None

Abstained: None

Absent: Miller

Passed

4. Ex Parte Disclosure

Commissioner Jenkins and Commissioner Whale disclosed Planning Commissioner orientation conducted by Don Dooley, the Town Director of Planning. No other ex parte communication was disclosed.

5. Matters of Review and Approval

5.1. La Grange Subdivision (Continued from August 6, 2025)

Project Location: 203 Port Tobacco Road, La Plata MD (South side of Port Tobacco Road at the "T" intersection with Quailwood Parkway)

Applicant: Charles P. Johnson & Associates, Inc.

Subject/Project No.: MJSUB 05-2024; La Grange

Request: To subdivide a 26.10-acre lot into 52 residential lots in the R-21 Zone to develop a Senior Living Community

Director Dooley provided a staff report on the project. Nathan Forman spoke on behalf of the applicant, providing an overview of the project to date and noting the impact of delays to the applicant's project. Chief Doug Hutchins of the La Plata Volunteer Fire Department spoke on the Fire Department's suggested changes to the project.

Councilman Guttenberg moved to continue MJSUB 05-2025 to its next regularly scheduled meeting on October 7, 2025.

Moved By: Paul Guttenberg, seconded by Emily Whale.

Ayes: Banks, Hudnell, Councilman Guttenberg, Whale, Jenkins

Nays: None

Abstained: None

Absent: Miller

Passed

5.2. Pinegrove C

Project Location: Neighborhood "C" of Pinegrove

Applicant: DR Horton

Subject/Project No.: MJSUB 04-2024

Request: To subdivide a 166.83-acre site into 386 single-family, residential lots (consisting of 282 SFDs and 104 SFAs) in the Traditional Development Mixed-Use Zone (TDX) to develop a Senior Living Community.

Ms. Craze provided an overview of the Pinegrove Development and on Neighborhood "C" specifically. Steven Scott of Scott Law Group and Danielle Conrow of Rogers Consulting spoke on behalf of the applicant and answered questions from the Planning Commission. Kelsey Stewart of D.R. Horton was also present. D.R. Horton plans a presentation to the Planning Commission at the next regular meeting on October 7, 2025.

Councilman Guttenberg moved to adopt Planning Commission Resolution 2025-02 approving MJSUB 04-2024 with amended conditions of approval for the project as enumerated in Attachment 1-A to Resolution 2025-02.

Moved By: Paul Guttenberg, seconded by Jill Hudnell.

Ayes: Banks, Hudnell, Councilman Guttenberg, Whale, Jenkins

Nays: None

Abstained: None

Absent: Miller

Passed

6. Matters of Information

6.1. Staff Report

Director Dooley noted that a presentation to the Town Council on the topic of water allocation is scheduled for September 9, 2025.

6.2. Town Council Report

Councilman Guttenberg noted that a Town Council priorities retreat is scheduled for September 11, 2025.

7. Adjourn

7.1. Adjournment

Chair Banks adjourned the meeting at 7:50 PM.

Submitted by:

Kelly G. Phipps
Director of Legislative Services