



TOWN OF LA PLATA
Planning Commission Minutes

October 7, 2025, 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
Celia Craze, Contract Planner (virtual)
Melinda Adams, Stormwater Manager (virtual)
Kelly Phipps, Director of Legislative Services

GUESTS: Jeannine James, Mayor
Tyjon Johnson, Councilman, Ward IV

1. Call to Order

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

- 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

2. Roll Call and Quorum Verification

Chair Banks conducted roll call. Commissioner Jenkins, Alternate Member, was present but did not hold voting privileges.

3. Pledge of Allegiance

Commissioner Jenkins led all assembled in the Pledge of Allegiance.

4. Approval of Meeting Agenda

The commission approved the meeting agenda by consensus.

5. Approval of Minutes

5.1. Approval of minutes from meeting on September 2, 2025

Councilman Guttenberg moved to approve the minutes as presented.

Moved By: Paul Guttenberg, seconded by Jill Hudnell.

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

Nays: None

Abstained: Miller

Absent:

Passed

6. Ex Parte Disclosure

Commissioner Jenkins disclosed discussion of the fiscal analysis and the Adequate Public Facilities Ordinance (APFO) with Councilman Guttenberg and with the Town Manager via phone conversation.

7. Public Comment

No public speakers were present at this meeting.

8. Matters of Review and Approval

8.1. La Grange Subdivision (Continued from September 2, 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

Ms. Craze provided an overview of the development to date. Nate Forman of the offices of O'Malley, Miles, Nylen, and Gilmore answered questions on behalf of the applicant and indicated that the applicant would be willing to provide a memorandum regarding the need to provide a traffic impact analysis.

Councilman Guttenberg moved to approve Planning Commission Resolution 25-03 with the proposed draft conditions of approval, as presented by staff..

Moved By: Paul Guttenberg, seconded by Jill Hudnell.

Ayes: Banks, Hudnell, Guttenberg, Miller, Whale

Nays: None

Abstained: None

Absent: None

Passed

Councilman Guttenberg, Chair Banks, and Commissioner Miller expressed the need to discuss proposed right-of-way standards for subdivisions to better accommodate emergency vehicles and support public health, safety, and welfare. A policy to this effect might be adopted until such time as the ordinance could be amended.

9. Matters of Discussion or Recommendation

9.1. Presentation on Pinegrove Development Project by DR Horton and Rodgers Consulting

Agents of DR Horton and Rodgers Consulting delivered a presentation on the Pinegrove Development.

Steve Scott (Scott Law Group)

Danielle Conrow (Rodgers Consulting Project Lead)

Brian George (DR Horton)

Kelsey Stewart (DR Horton; Amenities, Architecture)

Loribeth Donnakey (Senior Landscape Consultant, Rodgers Consulting; Circulation, Landscape Design)

Kelly Donovan (Rodgers Consulting; Environmental Stewardship)

Steve Allison (Rodgers Consulting)

Robert Engel (Lenhardt Traffic Engineering)

Chris Lazaration (Rodgers Consulting)

10. Matters of Information

10.1. Staff Report

Director Dooley reported on the following projects and initiatives that will come before the Planning Commission at upcoming meetings:

- The [Charles County Public] Library project; projected to come before the Planning Commission in January 2026
- Pinegrove Neighborhoods G & J
- Rosewick Apartments, Phase 2

10.2. Town Council Report

Councilman Guttenberg reported on the following topics:

- Prioritization of the Adequate Public Facilities Ordinance at the Town Council's priorities retreat on September 11, 2025.
- The need for the Planning Commission to make timely recommendations to the Town Council to effect change.

11. Adjourn

11.1. Adjournment

Submitted by:

Kelly G. Phipps
Director of Legislative Services