



TOWN OF LA PLATA
Planning Commission Minutes

November 4, 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
Kelly Phipps, Director of Legislative Services
Wilson Cochran, Director of Public Works
Shelby E. Pritchett, Town Clerk

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. 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: 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. All voting members were present; Commissioner Jenkins, Alternate Member, did not hold voting privileges.

3. Approval of Minutes

3.1. Approval of minutes from meeting on October 7, 2025.

Councilman Guttenberg moved to approve minutes as presented.
Moved By: Paul Guttenberg, seconded by Jill Hudnell.

Passed Unanimously

4. Ex Parte Disclosure

There was no Ex Parte discussion to disclose.

5. Public Comment

No public speakers were present at this meeting.

6. Matters of Review and Approval

6.1. Major Subdivision 306-2018

Project Location: West of Crain Highway, East of Buckeye Circle

Applicant: Ron Rymer, Steeplechase Development Company LLC

Subject/Project No.: MJSUB 306-2018; Steeplechase

Request: To approve a time extension for Major Subdivision 306-2018

Ronald Rymer, Applicant, answered questions from the Planning Commission via Microsoft Teams.

Councilman Guttenberg moved to adopt Planning Commission Resolution 2025-04, approving a one-year time extension for MJSUB 306-2018 (to December 5, 2026) with conditions.

Moved By: Paul Guttenberg, seconded by Jill Hudnell.

Passed Unanimously

6.2. Major Subdivision 606-2022

Project Location: Northwest of La Plata Road and west of Radio Station Road

Applicant: Lorenzi, Dodd & Gunnill, Inc.

Subject/Project No.: MJSUB 606-2022; Agricopia

Request: To approve a time extension for Major Subdivision 606-2022

R.J. Earnshaw, Applicant, answered questions from the Planning Commission.

Councilman Guttenberg moved to adopt Planning Commission Resolution 2025-05, approving a one-year time extension for MJSUB 606-2022 (to August 3, 2026) with an amendment to condition #10 and permitting the Planning Director to determine if condition #10 may be waived based on future documentation to be submitted by the project applicant.

Passed Unanimously

7. Matters of Discussion or Recommendation

7.1. Residential Street Widths in New Subdivisions (For Discussion)

The Commission requested clarification from Director Dooley of definitions for primary and secondary roads. Chair Banks requested the December meeting serve as a working session.

8. Matters of Information

8.1. Staff Report

No additional information was provided for the Staff Report

8.2. Town Council Report

Councilman Guttenberg reported on the following topics: the Maryland Municipal League Fall Conference and projected 2026 Maryland State sustainable growth legislation.

9. Adjourn

9.1. Adjournment

Chair Banks adjourned the meeting at 8:17pm .

Submitted by:

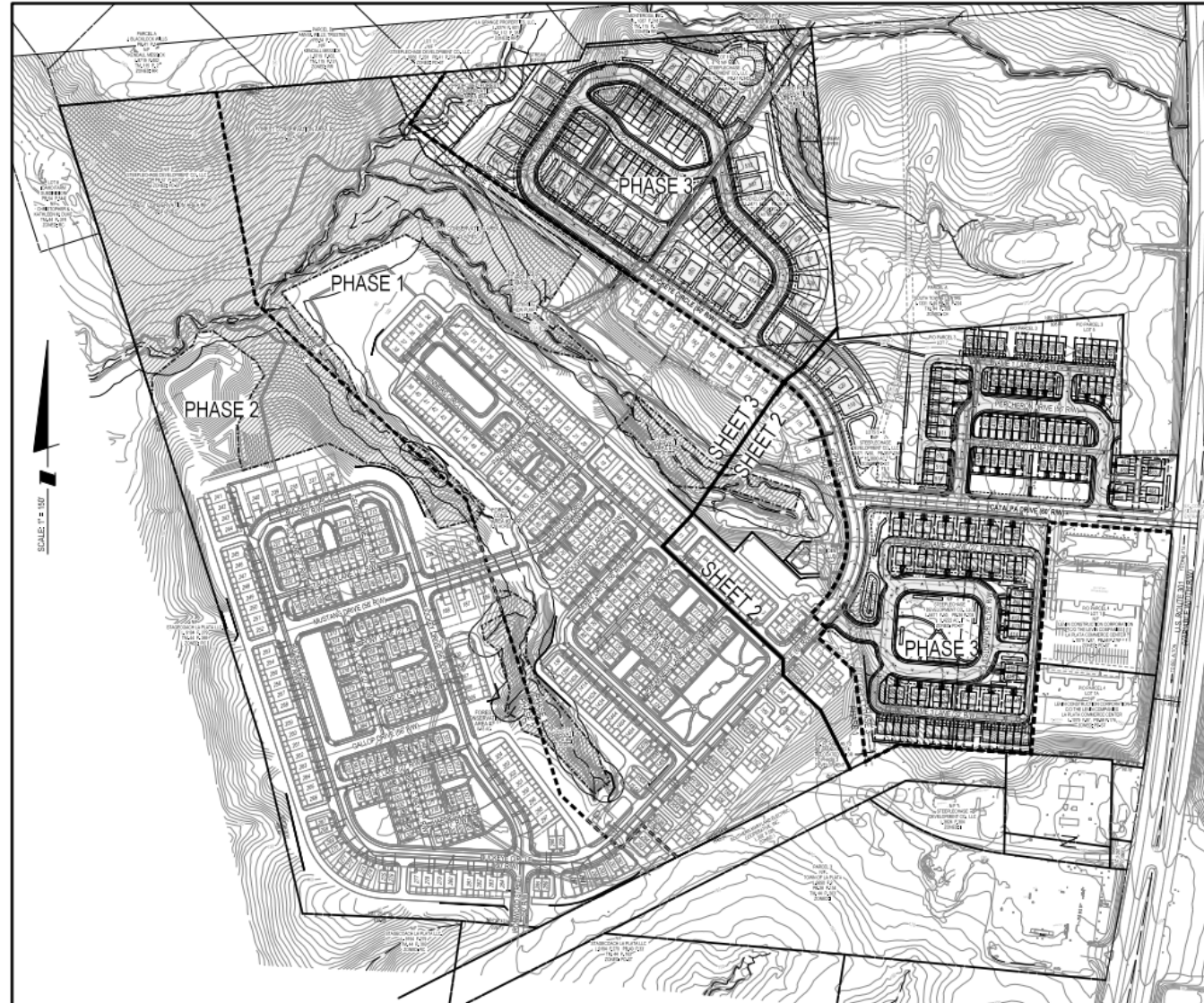
Shelby Pritchett, Town Clerk

**STEEPLECHASE
TIME EXTENSION
MAJOR SITE PLAN
306-2018**

**Developer/
Applicant:
Steeplechase
Development
Company /
Ron Rymer**

THE VILLAGES OF STEEPLECHASE

PD-ST PRELIMINARY SUBDIVISION PLAN PHASE 3



PROJECT DETAILS

Time Extension Request:

December 5, 2025- December 5, 2026

Project Development:

- ❖ MJSUB Approved in February 2005 for 193 units on 115.85 Acres.
- ❖ In 2018 an additional 9.49 acres added to subdivision.
- ❖ Total Construction: 486 Units in three Phases (Phase 1 193 units, Phase 2 199 units, and Phase 3 189 units remaining).
- ❖ No changes to development
- ❖ Time extension needed do to lack of water allocation.

Recommendation

Staff recommends adoption of Draft Planning Commission Resolution approving a one-year time extension (to December 5, 2026), for Major Site Plan (MJSP) 306-2018, with conditions.

AGRICOPIA TIME EXTENSION MAJOR SITE PLAN 606-2022

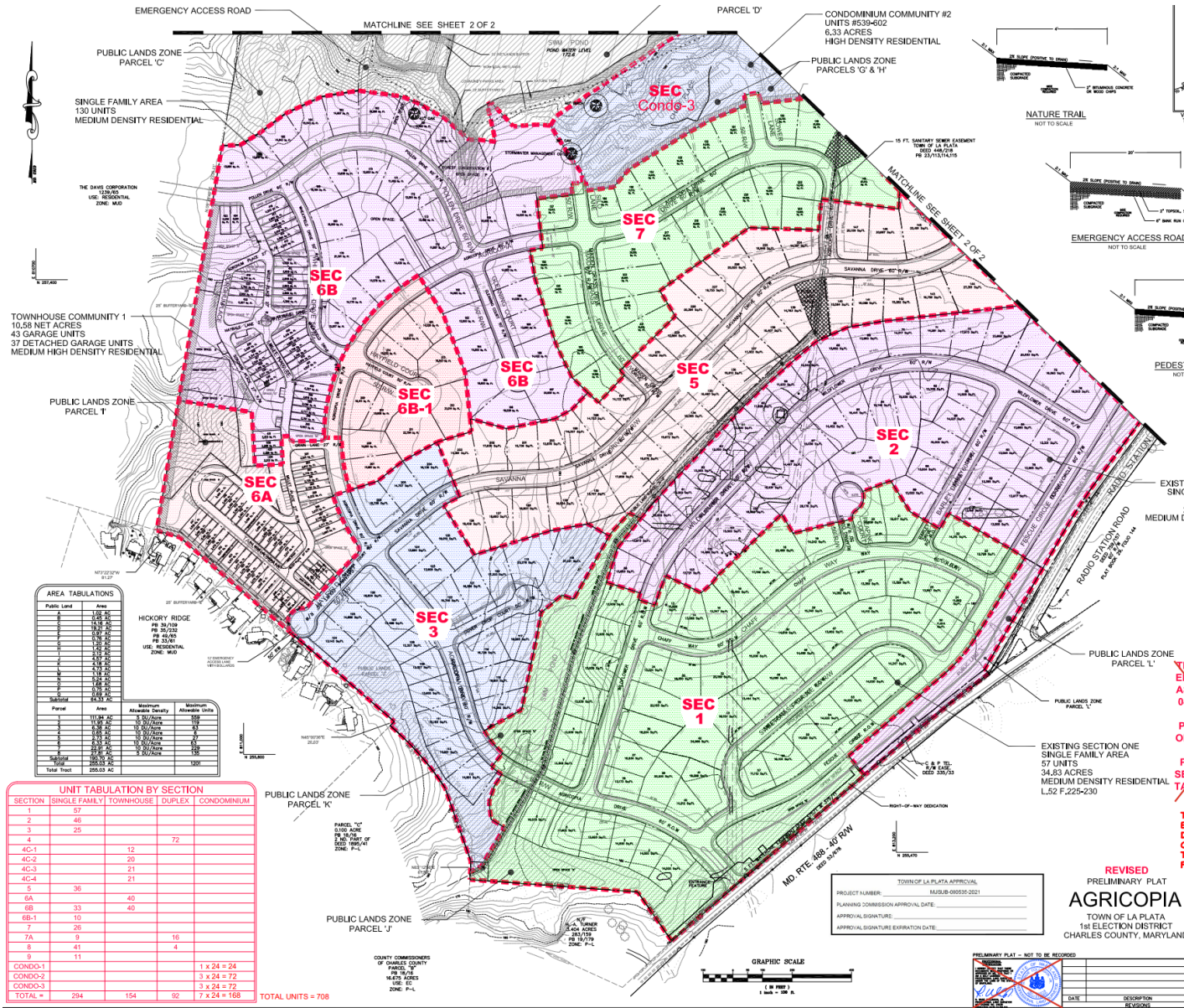
Developer/
Applicant:
RDR, LLC
RJ Earnshaw

Planning Commission Meeting
November 4, 2024



STEEPLECHASE
TIME EXTENSION
MAJOR SITE PLAN
606-2022

Developer/
Applicant:
RDR, LLC



REVISED
PRELIMINARY PLAT
AGRICOPIA
TOWN OF LA PLATA
1st ELECTION DISTRICT
CHARLES COUNTY, MARYLAND

PROJECT DETAILS

Time Extension Request:

August 3, 2024- August 3, 2026

Project Development:

- ❖ MJSUB Approved in February 1999 for up to 1,200 units on 255.03 acres.
- ❖ In 2018 property was rezoned to “PD-AG.”
- ❖ On August 3, 2022, MJSUB was amended to its current configuration for the development of 708 units.
- ❖ MJSUB 606-2022 has remainder of 220 units to be built (Section 8 and 9 and Condo Areas 1, 2 and 3).
- ❖ No changes to development.
- ❖ Time extension needed do to lack of water allocation.

Recommendation

Staff recommends adoption of Draft Planning Commission Resolution approving a one-year time extension (to August 3, 2026), for Major Site Plan (MJSP) 606-2022, with conditions.