



**Planning Commission
Regular Meeting
February 3, 2026, 6:00 PM
Council Chambers, La Plata Town Hall**

Agenda

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

2. Roll Call and Quorum Verification

3. Pledge of Allegiance

4. Ex Parte Disclosure

5. Approval of Meeting Agenda

6. Approval of Minutes

- 6.1. Approval of minutes from meeting on January 6, 2026.

7. Planning Commission Elections

7.1. Election of Planning Commission Chair and Vice Chair

8. Public Hearing - Continued from January 06, 2026

8.1. Zoning Text Amendment (ZTA) 01-2026 – Adequate Public Facilities

Applicant: Town of La Plata, Maryland

Owner: N/A

Project Location: Town-wide

Request: To add Article X (Adequate Public Facilities Requirements) to Chapter 191 (Zoning) of the La Plata Municipal Code for the purpose of providing regulatory provisions to require adequate water, sewage, roads, and school seating capacity for new development in the Town of La Plata. Zoning Text Amendment (ZTA) 01-2026 also proposes to amend Chapter 173 (Subdivision and Land Development) in Article IX (School Seat Allocation Policy) of the La Plata Municipal Code pertaining to regulations for adequate school seating capacity for new development.

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

8.3. Call to Order (Presiding Officer/ Chair)

8.4. Presentation by Staff

8.5. Planning Commission Questions and Comments

8.6. 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.

8.7. Applicant Rebuttal

8.8. Planning Commission Discussion

8.9. Applicant Closing Statements

8.10. Closing of Public Hearing

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

9. Matters of Review and Approval

9.1. Major Site Plan (MJSP) 0656-2023 La Plata Library

Applicant: Charles County Government

Owner: Town of La Plata, Maryland

Project Location: 208 Washington Avenue, La Plata, Maryland

Request: Charles County Government is requesting to construct a new 27,799 square foot two-story county library facility.

10. Public Comment

11. Matters of Information

11.1. Staff Report

11.2. Town Council Report

12. Adjourn

12.1. Adjournment