

Moody Planning Commission-Minutes

**The Planning Commission of the City of Moody held a regular scheduled meeting on
April 14, 2026**

Chairman Zac Spanick called the meeting to order at 6:00p.m.

ROLL CALL: Present: Chairman Zac Spanick, Vice- Chairman Lynn Taylor, Members David Crowe, Carol Hornsby, Chad Williams, Lynn Taylor, Paula Kraft and attorney Shelly Rawlings.

Absent: Mayor Nick Rutledge and member Mike Martin

APPROVE COMMISSION MEETING MINUTES OF MARCH 10, 2026: Member Chad Williams made a motion to approve the meeting minutes. Member Carol Hornsby second the motion. All present voted AYE: motion was carried.

**Member David Crowe made a motion to request agenda item 2 be considered first.
Chairman Zac Spanick second the motion. All present voted AYE: motion was carried.**

1. TABLED FROM MARCH 10, 2026- PUBLIC HEARING – CHARLES KESSLER/CGKJR LLC REQUEST FINAL PLAT APPROVAL FOR ARBOR VALLEY SUBDIVISION CURRENTLY ZONED AS R-2 (RESIDENTIAL SINGLE FAMILY) AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID#24-09-31-0-001-009.001.

Mr. Keith Hager (City Engineer) states that Mr. Kessler is making progress but still lacks items that need to be completed. Mr. Kessler states that DOT is almost completed. He has added all new silk fence and the cul-de-sac is 2-3 weeks out. Vice-Chairman Lynn Taylor states he does see that effort is being made. Mr. Kessler request from the board that his request be tabled until the May 12, 2026 meeting to allow him more time to complete the remaining the items.

Chairman Zac Spanick opened the meeting for public hearing. After all present had an opportunity to address the board, Chairman Zac Spanick closed the public hearing.

Due to Mr. Kessler request to be table his request till the May 12, 2026 meeting. No action was taken by the board.

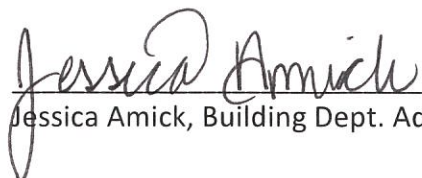
2. MS. DENNIE MATTHEWS (AVAST REALTY, LLC) REQUEST PERMISSION TO PLACE A REAL ESTATE SIGN AT 8895 MOODY PARKWAY AND FURTHER IDENTIFIED AS ST. CLAIR TAX ID # 24-04-20-0-001-002.000.

Ms. Dennie Matthews request that the board allow her to place her real estate sign on property that she recently sold. She states the owner is giving her permission to place her sign on his property to advertise her real estate. She states the sign would be approximately 400 feet past 8895 Moody Parkway. The size she is requesting would be a 4x3 sign, professionally installed. Possibly wanting a triangle sign to be sign from both directions. She is purposing it to be on 8ft poles with 2ft being in ground with concrete. Board member Paula Kraft asked if she has checked with the Real Estate Commission to be sure she can advertise on property that she does not currently have listed for sale. Ms. Matthews states she will check on that to be sure she is in compliance. Board members do not feel that the sign she is requesting fits in the sign ordinance for Moody. She asks if she can get a copy of the sign ordinance and table her request until the next regular scheduled meeting so she can review the ordinance.

Chairman Zac Spanick opened the meeting for public hearing. After all present had an opportunity to address the board, Chairman Zac Spanick closed the public hearing.

Due to Ms. Matthews request to be table her request till the May 12, 2026 meeting. No action was taken by the board.

There being no further business to come before the Board, Chairman Zac Spanick adjourn the meeting at 6:30 PM.



Jessica Amick, Building Dept. Admin. Manager



Zac Spanick, Planning Commission Chairman