



RECORD OF PROCEEDINGS

Derby Review Board
March 18, 2014

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- CALL TO ORDER:** Vice Chair Carol MacLennan called the meeting to order at 5:30p.m.
- ROLL CALL:** **Present:** MacLennan, Anderson, Mercado, Younger, and Teter.
- OTHERS PRESENT:** Steve Timms, Planning Manager
Jared Draper, City Planner
Chandra Bezjak, Administrative Specialist
Greg Graham, Assistant City Attorney
- MINUTES:** Councilmember Teter made a motion to approve the minutes of the January 21, 2014 meeting. Board Member Anderson seconded the motion. The motion passed unanimously.
- CASE:** The Derby Review Board proceeded with the case action items.
Case proceedings continue on the following pages.

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Case #: DRB-044-14

Location: 7295 Monaco Street, Commerce City, CO 80022

**Applicant/
Owner:** Custom Lighted Signs, 4535 E. 60th Avenue, Commerce City, CO 80022
Jardin Properties LLP, 6460 E. 73rd Avenue, Commerce City, CO 80022

Request: The applicant is requesting Derby Review Board approval of proposed business signage. There are no catalyst funds requested with this application.

Discussion:

Detailed case information can be found in the staff report on file at the Derby Resource Center and Commerce City Community Development Department.

Lisa Croston from Custom Lighted Signs was present. Mr. Draper presented the case. The applicant is the sign company that is representing Boost Mobile. Boost Mobile is a wireless cell phone provider that has opened several locations across the Denver Metro area. At this time, the applicant is requesting Derby Review Board approval of the proposed sign that captures the 1950's theme found within the Derby Downtown District while also incorporating the organization's corporate logo. . The proposed sign is approximately 24 square feet in area (8'x3') and will be mounted directly to the building facade.

The Planning Division feels that the proposed signage is harmonious with the principles of the Derby Design Guidelines and fulfills the goals of the redevelopment program. The sign is a good example of using a company's established logo and incorporating the Derby Design Guidelines. As a result, the Planning Division recommends approval of the request.

Councilman Teter felt that it was an attractive sign and was a good example of a corporate sign meeting the design standards.

Motions:

Councilmember Teter made the motion: "Based upon the finding that the application meets the design principles of the Derby Design Guidelines, I move that the Derby Review Board grant approval in case DRB-044-14, a Derby Redevelopment application for the property located at 7295 Monaco Street"

Chairperson Anderson seconded the motion.

Voice Vote: All Voting Affirmed.

Mercado Yes

Anderson Yes

Younger Yes

Maclennan Yes

Teter Yes

5 Yes Motion passed.

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BOARD AND STAFF BUSINESS:

Board Member Mercado has been appointed as a regular member.

STUDY SESSION

Maranatha Church Update- At the last meeting the Board adopted a policy addressing the expiration of catalyst funds. Mr. Draper informed the Board that Iglesia Maranatha Church requested catalyst funds in February of 2012 for an addition to their structure. They were awarded \$27,500. Receipts for a portion of the work were submitted and they were reimbursed \$2000. The rest of the work has not progressed. Recently the building permit for the addition expired. The church is working with the Building Department to address occupancy issues and has not reapplied for a permit for the addition. Staff asked the Board for direction regarding the remaining \$25,500 that has not been used. The Board asked Staff to send a letter to any applicants who have not used requested catalyst funds explaining the new expiration policy. When the letter is sent the Board can set a timeline for the funds to expire. The Board will review the application again once more information is received from the applicant.

Implementation Prioritization-On February 11th Mr. Draper hosted a workshop for City staff at the Derby Resource Center. Staff toured the area and discussed the challenges and opportunities that existed. Mr. Draper shared the results of the workshop with the Board and asked for input. The Board discussed other obstacles not listed, such as transients and the demolition of abandoned buildings and suggestions for improvements. The Board will have a Study Session in April. Staff is working on a cost analysis of the top improvement suggestions.

ADJOURN: Vice Chair MacLennan adjourned the meeting at 6:24 p.m.

Carol MacLennan
Derby Review Board