



## RECORD OF PROCEEDINGS

Derby Review Board  
April 19, 2016

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- CALL TO ORDER:** Acting Chairperson Angel Anderson called the meeting to order at 5:30 p.m.
- ROLL CALL:** Kelly Farmer called roll.  
**Present:** Anderson, Hall, Mercado, Teter  
**Absent:** Younger
- OTHERS PRESENT:** Steve Timms, Planning Manager  
Robert Sheesley, Interim City Attorney  
Kelly Farmer, Administrative Specialist
- MINUTES:** Board Member Teter made a motion to approve the minutes of the January 19, 2016 meeting. Board Member Hall 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-055-16

**Location:** 7390 Highway 2, Commerce City, CO 80022

**Applicant/  
Owner:** Werthwhile Inn, Inc./Beverly VanDeWeghe  
2400 East 121<sup>st</sup> Avenue, Thornton, CO 80241

**Request:** 1. Approval of 1 Proposed Business Sign  
2. Approval of \$3,402.00 in catalyst funds

### Discussion:

*Detailed case information can be found in the staff report on file at the Commerce City Community Development Department.*

Planning Manager Timms reviewed the staff report and presentation. The applicant is Werthwhile Inn, Inc./Beverly VanDeWeghe. The applicant is requesting to replace and update an individual business sign to identify this business within the Derby District. The proposed sign that will face west is approximately 45.70 square-feet. The application is to replace an existing wall sign. The requested sign is larger than the existing sign from the building and clearly identifies the use of the facility. In addition, the signage is illuminated and meets the design elements (red and neon) that are harmonious with the Derby color pallet. The existing beer sign will remain.

The subject property is located on a corner lot within the Derby Downtown District. The applicant is the owner of the subject building. The subject building is adjacent to both the Magnolia Street and Highway 2 rights-of-way.

The owners of the property, Joe and Beverly VanDeWeghe, were present to answer questions.

Board Member Hall feels that the sign replacement and anything that will enhance and brighten up Derby while adding to the richness of the entrance to what will hopefully be the Derby Historical Shopping Area is a good thing for the area. The sign may also help people see the property better during the Highway 2 widening project. She advised that the applicants were former members of the Derby Business Association and are strong supporters of the area.

Board Member Teter likes the new sign design and is glad to hear that the business is established in the area and has been at that location in the Derby Downtown District since 1991.

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Staff is recommending approval of the proposed sign and catalyst fund request as the proposed signage meets the design principles of the Derby Design Guidelines and the requirement of the Land Development Code.

There being no further discussion on the request, a motion was requested.

### Motions:

#### **Request 1:**

*Board Member Mercado 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-055-16, a Derby Redevelopment application for the property located at 7390 Highway 2."*

*Board Member Teter seconded the motion.*

*Voice Vote:*

*Anderson Yes*

*Hall Yes*

*Mercado Yes*

*Teter Yes 4 Yes, Motion passed unanimously.*

#### **Request 2:**

*Board Member Mercado made the motion: "I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed \$3,402.00 to reimburse the applicant for costs the City determines qualify under the program."*

*Board Member Teter seconded the motion.*

*Voice Vote:*

*Anderson Yes*

*Hall Yes*

*Mercado Yes*

*Teter Yes 4 Yes, Motion passed unanimously.*

### Board and Staff Business:

Board Business:

Derby Review Board Member Teter requested an update on the progress of the exterior enhancements at A Good Shop, Inc. located at 7350 Highway 2. Planning Manager Timms advised the improvements are moving forward and the business is planning a ribbon cutting ceremony around Memorial Day. They have not applied for reimbursement from the Derby Catalyst Fund program, yet.

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Staff Business:

The new business sign at the Small Business Resource Center is in place. Economic Development will schedule a Grand Opening Event at the center in the near future.

Robert Sheesley advised that he is currently the Interim City Attorney. He said that Colorado Municipal League Attorney Rachel Allen will be joining the City Attorney's Office as a full time attorney.

**ADJOURN:**

Acting Chairperson Anderson adjourned the meeting at 5:50 p.m.

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Angel Anderson,  
Derby Review Board

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Kelly Farmer,  
Administrative Specialist