



RECORD OF PROCEEDINGS

Derby Review Board
June 27, 2017

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- CALL TO ORDER:** Acting Chairperson Anderson called the meeting to order at 5:30 pm.
- ROLL CALL:** Candice Alexander called roll. **Present:** Anderson, Hall, and Teter. **Absent:** Mercado and Younger
- OTHERS PRESENT:** Steve Timms, Planning Manager
Caitlin Hasenbalg Long, Planner
Rachel Allen, Senior Assistant City Attorney
Candice Alexander, Administrative Specialist
Lorena Ruiz, Administrative Specialist
- MINUTES:** Board Member Teter made a motion to approve the minutes of the April 18, 2017 meeting. Board Member Anderson seconded the motion.
- Voice Vote:
Anderson Yes
Hall Yes
Teter Yes
3 Yes, Motion passed.
- CASES:** The Derby Review Board proceeded with the public hearing.
Case proceedings continued on the following pages.

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Case #: DRB-062-17

Location: 6460 East 73rd Avenue, Commerce City, CO 80022

**Applicant/
Owner:** El Jardin/Ben Martinez
6460 East 73rd Avenue

Request: 1. The applicant is requesting approval of 1 proposed business sign.
2. The applicant is requesting approval of \$4,835 in catalyst funds.

Discussion:

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

City Planner, Caitlin Long reviewed the staff report and presentation. Staff is recommending approval of the proposed sign and catalyst fund request as the proposed signage meets the design principals of the Derby Design Guidelines and the requirements of the Land Development Code.

Mr. Ben Martinez was available for questions from the board.

Board member Hall stated that El Jardin previously declined involvement in the Derby Business Association.

The Board believed the new sign would be a great improvement for the area. There being no further business to discuss on the request, a motion was requested.

Motion:

Request 1:

Councilman Teter made the following 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-062-17, a Derby Redevelopment application for the property located at 6460 East 73rd Avenue.”

Board Member Anderson seconded the motion.

Voice Vote:	Teter	Yes	
	Anderson	Yes	
	Hall	No	2 Yes, 1 No - Motion passed.

Request 2:

Councilman Teter made the following motion “I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed **\$4835.00** to reimburse the applicant for costs the City determines qualify under the program.”

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Board Member Anderson seconded the motion.

Voice Vote:	Teter	Yes	
	Anderson	Yes	
	Hall	No	2 Yes, 1 No - Motion passed.

Case #: DRB-063-17

Location: 6454 East 72nd Place, Commerce City, CO 80022

**Applicant/
Owner:** Super Family Mart/Chani Kim
6454 East 72nd Place

Request:

1. The applicant is requesting approval to replace the existing business sign.
2. The applicant is requesting approval of \$2,250 in catalyst funds.

Discussion:

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

City Planner, Caitlin Long reviewed the staff report and presentation. Staff is recommending approval of the proposed sign and catalyst fund request as the proposed signage meets the design principals of the Derby Design Guidelines and the requirements of the Land Development Code.

The applicant, Chani Kim stated the business has been in operation since the year 2000. There was a change in ownership in 2006. The reason for the request is to replace the current sign that was damaged by the wind.

Motion:

Request 1:

Councilman Teter made the following 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-063-17, a Derby Redevelopment application for the property located at 6454 East 72nd Place.”

Board Member Anderson seconded the motion.

Voice Vote:	Teter	Yes	
	Anderson	Yes	
	Hall	Yes	3 Yes, Motion passed.

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Request 2:

Councilman Teter made the following motion “I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed **\$2,250.00** to reimburse the applicant for costs the City determines qualify under the program.”

Board Member Anderson seconded the motion.

Voice Vote:	Teter	Yes	
	Anderson	Yes	
	Hall	Yes	3 Yes, Motion passed.

Board and Staff Business:

Board member Hall expressed her appreciation to the construction crew working on the Highway 2 widening project for their assistance during the Historical Society yard sale.

Staff informed the Board that a new Derby Review Board member would be appointed by City Council on July 17, 2017.

Staff provided an update on the next scheduled neighborhood outreach for the Wayfinding and Signage Plan to be held at the Yellow Rose on July 12, 2017.

ADJOURN: Acting Chairperson Anderson adjourned the meeting at 5:52 pm.

Angel Anderson
Acting Chairperson

Candice Alexander,
Administrative Specialist