



**CITY OF DES PERES**  
**Department of Public Works**

**TO: City Administrator & City Clerk**

**FROM: Steve Meyer, PE**  
**Director of Public Works**

**DATE: June 3, 2022**

**RE: Meeting Summary: Root 66 Dispensary Subcommittee**

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The subcommittee met at 5:30 pm on Thursday, June 2, 2022. The subcommittee was appointed in February to consist of Commissioners Mura (chair) Gwin, Hartman, Leinauer, and McGrath (alt). The previous subcommittee meeting on February 15<sup>th</sup> was also attended by P&Z Chair Ahrens. Shortly after said meeting, an appeal to the Board of Adjustment was filed by Briann Realty, which stayed the process. The Board of Adjustment adopted their findings of fact and conclusions of law on that case on Tuesday May 31<sup>st</sup>, allowing the process to resume.

Commissioner Mura was traveling abroad and unable to attend this meeting, so he asked Commissioner Ahrens to act in his place. Commissioner Hartman was also unable to attend. Thus, the meeting consisted of Commissioners Ahrens, Gwin, Leinauer, and McGrath. Root 66 was represented by Dan Welsh and Joe Delia. Chris West and Kyle West (property owners) were also in attendance. The City was represented by Nate Bruns (attorney) and myself.

At the February 15<sup>th</sup> meeting, the subcommittee focused on the conditions they would like to see revised by the petitioner as summarized in the list below:

- Reduce the number of bollards, make them less conspicuous (different color), and provide design data (crashworthiness). **Revised plans show hybrid bollards/planters on the south elevation, which are much more aesthetically pleasing. Bollards on the west elevation will be painted the same color as the wall, making them less conspicuous. Crash resistance information is now shown on the plans.**
- Provide color samples, since renderings and elevations are not precise. **Colors shown on the renderings and elevations are now consistent, and samples will be brought to the full P&Z meeting.**
- Retain more glass and storefront appearance on the front elevation to make the aesthetic less foreboding. **The storefront appearance has been preserved.**
- Provide photometrics to ensure the lighting is up to standards. **Photometrics have been provided.**
- Consider options to clarify parking for this property versus adjacent. **The revised plans show signage clarifying what parking is for Root 66 customers. The commission discussed the possibility of a fence separating this property from the adjacent property, but did not favor the idea.**

Commissioner Leinauer moved to approve the changes and recommend approval to the full Commission. Commissioner Gwin seconded, and the motion was approved 4-0. The meeting was adjourned at approximately 6pm

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