

## Updates:

Since the last committee meeting, Bearden's has taken immediate and substantive action in response to the concerns raised by neighboring residents and committee members, including the following measures:

- The removal of all nonessential equipment, debris, and picnic tables from the area designated for the proposed enclosure (see photographs attached below).
- The addition of a mandatory trash sweep along the rear property line and within the enclosure area to the Daily Closing checklist for onsite personnel.
- Communication to staff regarding smoking-related complaints, instructing them to conduct themselves in a manner that respects the rights and expectations of neighboring property owners.
- Direction to staff regarding improper parking of the white vehicle and any other employee vehicles in front of the restaurant, reiterating that parking in unauthorized spaces is strictly prohibited and will not be permitted going forward.
- Active coordination of the removal of the onsite food truck, which will be fully removed from the premises no later than January 1, 2026.

## Objective:

Bearden's respectfully seeks approval of the variances requisite to the development of **Proposal #2**. Furthermore, in accordance with the directives and outcomes of the initial Planning Commission meeting, **Proposal #1** is concurrently submitted.



- All trash and debris alongside of the front of the restaurant has been removed, ensuring that the building is tidy upon the moving of the food truck no later than 1/1/2026.



- We have removed all nonessential equipment, debris, and picnic tables from the area designated for the proposed enclosure.
- Our staff have been instructed to sweep the area upon the closing of the restaurant each day to ensure we are continuously good stewards of our property line.
  - o Please see our closing checklist below:

<b>Manager nightly duties</b>	
Make sure all checklists are completed; front of house is clean and back of house is clean	
Write down labor, credit card sales, number of orders, ordered items (for store) etc. and enter info into nightly/daily reports	
Email EOD a copy of the daily reports and add important information that might be needed by the morning shift	
Walk around making sure to check all windows and doors are shut and locked, set alarm for back door and make sure its locked	
Turn off breakers (most will be marked)	
Make sure all trash is out and all floors are mopped and swept	
Sweep dumpster area and make sure trash is picked up	
Print out new checklist for next shift or set a new one out in office	



# Proposal #1

- Construction of a 9.5' × 9.5' fully enclosed dumpster corral on the south side of the property at 19985 Lake Road, ***as directed by the City of Rocky River.***
- Enclosure will be positioned 15 feet from the west residential property line and 7 feet from the south property line, requiring a 3-foot variance from the 10-foot south setback requirement. The enclosure will use 6ft high fencing material.
- The enclosure placement creates a cramped and constrained operational area, limiting maneuverability for waste-hauling vehicles and restaurant staff.
- The required location forces the structure to protrude forward beyond the restaurant's rear building line, making the enclosure visible from the public street and altering the existing visual character of the site.
- The reduced clearance area has the **potential to impede internal traffic flow**, including access for supply deliveries, staff movement, and safe vehicle circulation on the property.
- Due to the limited space and required orientation, the enclosure may interfere with normal restaurant operations, including waste staging, loading, and routine service access.
- As a 77-year-old member of the Rocky River Community, we are **respectfully** asking the Committee to consider the approval of **Proposal #2**.

## Proposal #2

- The proposed 19'-7½" by 19'-10" enclosure location will allow for a more complete containment of trash, debris, and waste materials, **significantly improving sanitation and reducing the potential for windblown litter** onto neighboring properties.
- Upon approval, the **enclosure height will be increased to eight (8) feet**, providing enhanced visual screening and additional protection for the neighboring residential properties, particularly those immediately to the west.
- **A fence line already exists along the west property boundary**, demonstrating longstanding precedent for fencing in this location and supporting the appropriateness of the proposed enclosure's orientation.
- The enclosure will be constructed to **be architecturally harmonious** with the existing fence on the west side of the property, with careful attention to matching materials, color, and general appearance, where possible.
- The enclosure and all associated trash receptacles will be positioned such **that no portion is visible past the building line of the restaurant**, ensuring full seclusion from Lake Road and eliminating visibility from the public right-of-way.
- The proposed placement and enclosure height will materially reduce odors, airborne debris, and operational impacts, **addressing concerns raised by neighboring residents** and enhancing the **overall aesthetic and functional quality** of the site.
- This proposal also **reduces potential disruptions to traffic flow**, parking operations, and general logistical functions of the site.