

Response to Comment: Industrial Development Location Concerns

Dear Ms. Mackey,

Thank you for attending the Perry Village Town Hall and for submitting your comment regarding the location of the proposed development. We appreciate your engagement and want to provide a detailed response to your concerns.

Your Comment:

"Industrial development should be Lane Rd. North, not in residential area. This property could be used for other purposes."

1. Zoning and Land Use Planning

The property in question is part of Perry Village's Multi-Use Overlay District (OV District), which permits mixed-use development including light industrial uses like data centers. This area is not zoned as residential, and development must comply with strict design and operational standards approved by the Planning Commission and Village Council.

Sources:

- Perry Village Zoning Code, Section 890-2 and 890-3
- Perry Village Zoning Map, 2024 Revision

2. Why Not Lane Road North?

Much of Lane Road North lies within Perry Township and falls outside the Village's zoning jurisdiction. Additionally, a significant portion of the land along Lane Road is owned by Lake Metroparks, making it protected and unavailable

for development. The area also lacks the necessary infrastructure — to power to support a data center. In contrast, the Overlay Village (OV) District was selected due to its direct access to existing power lines, infrastructure readiness, and alignment with long-term planning goals.

Sources:

- Lake County GIS & Infrastructure Capacity Reports, 2023
- Perry Village Master Plan, 2022 Update

3. Alternative Use Considerations

While residential or retail uses have been considered for this property, they typically generate more traffic, require more public services, and produce less tax revenue than a low-occupancy data center. Data centers are designed to be quiet, secure, low-traffic, and environmentally stable.

Sources:

- U.S. Chamber of Commerce, “Data Centers and Local Economic Growth,” 2021
- JobsOhio, “Data Center Incentive Guide,” 2022

Sincerely,

Perry Village Zoning Department