

**PUBLIC HEARING MINUTES
VILLAGE OF PERRY**

Thursday – May 14, 2026

Public Hearing 6:00 PM

The Council of the Village of Perry will hold a public hearing on May 14, 2026 at **6:00 PM** at **Village Hall, 3758 Center Rd., Perry, OH 44081** regarding Ordinance No. 2026-3 An Ordinance amending Section 522.2.06 of the Codified Ordinances of the Village of Perry to increase Vacant Structure Registration Fees and declaring an emergency.

PUBLIC HEARING

Solicitor O'Leary opened the public hearing regarding Ordinance 2026-2, an Ordinance Amending Section 522.2.06 of the Codified Ordinances of the Village of Perry to increase Vacant Structure Registration Fees at 6:04 p.m.

Zoning Inspector Christian Gray explained that the Planning Commission has discussed the vacant property registration fee at the last two meetings. During that time it was expressed that it would appropriate to increase the fees based upon current vacant property inventory.

He highlighted the revisions:

The owner of a vacant residential structure shall pay an annual fee of one thousand dollars (\$1,000.00) for the first year the structure remains vacant; one thousand five hundred dollars (\$1,500.00) for the second year the structure remains vacant; two thousand dollars (\$2,000.00) for the third year the structure remains vacant; four thousand dollars (\$4,000.00) for the fourth year the structure remains vacant; and eight thousand dollars (\$8,000.00) for every consecutive year thereafter that the structure remains vacant.

The owner of a vacant commercial structure shall pay an annual fee of two thousand dollars (\$2,000.00) for the first year the structure remains vacant; four thousand dollars (\$4,000.00) for the second year the structure remains vacant; eight thousand dollars (\$8,000.00) for the third year the structure remains vacant; twelve thousand dollars (\$12,000.00) for every consecutive year thereafter that the structure remains vacant.

Councilwoman Jenkins inquired about how many properties are currently vacant. Zoning Inspector Gray said approximately nine (9). After discussion, it was determined it may be as many as eleven (11).

Councilwoman Jenkins asked about enforcement. Solicitor O'Leary responded that he and the Mayor had been trying to work with the owner to rehab the properties and either rent or sell them. Since that has not materialized, the focus has been on property maintenance issues. Nothing has been filed with Painesville Municipal Court.

Acting Mayor Coss asked why the registration fee is not higher. Solicitor O'Leary recommended not raising the fees any higher than recommended by the Planning Commission. Further Mr. O'Leary recommended that a review of similar provisions in adjoining communities.

The meeting adjourned at 6:33 p.m.



John H. Roskos, Fiscal Officer



Elias Coss, Acting Mayor

Posted July 15, 2026