

ORDINANCE NO. 2026-13

AN ORDINANCE ENACTING A ONE-YEAR MORATORIUM ON THE ACCEPTANCE AND APPROVAL OF APPLICATIONS FOR DATA CENTERS WITHIN THE VILLAGE OF PERRY, EXCLUDING THE PROPERTY KNOWN AS "CHAMPION FARM," AND DECLARING AN EMERGENCY.

WHEREAS, while the Village of Perry has existing zoning regulations in place, the growing trend of data center development, along with their specific infrastructure, power, and water requirements, presents potential environmental, utility, and practical considerations that warrant careful review; and

WHEREAS, a one-year moratorium is necessary to allow the Village adequate time to thoroughly study these factors and determine whether existing zoning regulations require modification, or if additional regulations must be enacted to protect the health, safety, and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Perry, County of Lake, State of Ohio, that:

SECTION 1. A moratorium is hereby imposed on the acceptance, processing, and approval of any applications, building permits, or zoning certificates for the construction, establishment, or expansion of data centers within the Village of Perry. For this Ordinance, a "data center" is a facility whose primary purpose is housing servers, telecommunications equipment, and associated infrastructure for data processing and storage. This does not apply to small-scale, ancillary server rooms incidental to a primary business on the premises.

EXEMPTION: This moratorium shall apply to all property within the boundaries of the Village of Perry, with the strict exception of the land known as the "Champion Farm." Excluded from this moratorium are those parcels of the former "Champion Farm" property located in the Village of Perry, recorded as Consolidated Parcel 04-A-036-0-00-042-0 (consisting of Parcels Nos. 04-A-028-0-00-001-0, 04-A-036-0-00-001-0, 04-A-036-0-00-019-0, 04-A-036-0-00-020-0, 04-A-036-0-00-021-0 and 04-A-036-0-00-027-0), as well as Parcels 04-A-056-0-00-020 and 04-A-056-0-00-001-0.

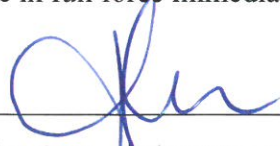
SECTION 2. This moratorium shall remain in effect for a period of one (1) year from the effective date of this Ordinance.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, health, and safety, specifically to prevent the

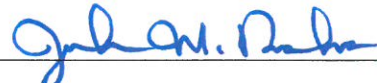
establishment of data centers while necessary studies of environmental and utility impacts are conducted to determine if the Village's existing regulations should be amended or supplemented.

WHEREFORE, this Ordinance shall take effect and be in full force immediately upon its passage and approval by the Mayor.

A handwritten signature in blue ink, appearing to read 'E. Coss', written over a horizontal line.

Elias Coss, Acting Mayor

ADOPTED: October 8, 2026

ATTEST: 
John H. Roskos, Fiscal Officer