

Table 6-1(cont.)

INDUSTRIAL BUSINESSES IN LYON TOWNSHIP GRAND RIVER CORRIDOR	
Richard Tool & Die	70
Nailco	50
Pratt & Miller	125
Solomon Plumbing	35
Other businesses along W. K. Smith Drive	45
Reilly Road businesses	15
Cummins	82
Pure-Pak	40
Ferguson Plumbing	55
Sloan Flushmate	50
Keebler	55
Other businesses in Lyon Industrial Research Centre	130
New Hudson Corporation	30
Total Industrial Employment	1,581

Source: McKenna Associates & Lyon Township Survey, 2010

Industrial Development Trends

According to the Southeast Michigan Council of Governments (SEMCOG) projections, 362,505 jobs will be added to the total employment of Southeast Michigan between 2000 and 2020. This is a 13.5 percent increase over the 2000 employment estimate of 2,673,052. This growth, however, will not come from the manufacturing sector. While manufacturing did increase slightly throughout the region between 1990 and 2000 (4,385 jobs or 1.6%), SEMCOG estimates that manufacturing jobs will decrease in the region over the 20-year period by 14,548 jobs or a negative three percent. The projections reveal that industry will be the weakest segment of the regional economy.

Notwithstanding this somewhat negative outlook for industry, there are some positive considerations:

- Although industrial growth is expected to be sparse in the region, Livingston and Washtenaw counties are expected to experience an increase in production jobs over the next twenty years.
- Lyon Township is positioned at the leading edge of growth in the region. Neighboring communities to the east, such as Wixom and Novi experienced substantial industrial growth in recent years but SEMCOG predicts that the manufacturing growth in these communities will level off. Between 2000 and 2020, Lyon Township will experience a growth of manufacturing jobs of 78%, as will the neighboring townships of Salem (almost 3,000 new jobs) and Milford Township (an increase of 81%), according to SEMCOG.

- The Walbridge-Aldinger site is one of the largest vacant parcels of industrially-zoned land in the region. This parcel will become increasingly valuable as other industrial properties in adjoining communities are built upon.
- The transition from an industrially-based to a service-based economy provides an opportunity to develop high tech research, industry-service-office, or other quasi-industrial districts, instead of plain “light industry” or “general industry” districts. The service segment of the regional economy will experience the greatest level of growth future.
- By broadening the definition of “industry,” the opportunity exists to tap into the growth of the service-oriented and knowledge-intensive economy. Communities that have already focused attention on this part of the economy have generated high paying professional/technical jobs in occupations that require a college education or specialized post-secondary technical training. The benefits of these jobs in the local economy is felt in residential neighborhoods and schools. High-tech infrastructure such as broadband or DSL help to attract these types of industries.

Industrial Development Potential

Broad shifts in the economy will affect industrial development in the Township. The outlook for industrial growth is affected by other market demand for industrial sites, residents’ opinions regarding industrial growth, zoning patterns, vacant land availability, adequacy of the public infrastructure, and so forth. An examination of these considerations follows:

- **Relationship to Other Industrial Districts.** Since development has occurred near the major interchanges at I-275 and US-23, the leading edge of development has pushed closer to Lyon Township’s borders. As land closest to the major interchanges gets used, land that is farther away -- including industrial land in Lyon Township -- will be in greater demand.
- **Support Services.** With the development of Lyon Towne Center, Lyon Township offers a range of commercial and support services near the industrial district. Accessibility to the Towne Center from the industrial district has been improved with the opening of the Lyon Center Drive – East extension in late 2009.
- **Transportation.** The primary industrial location determinant is convenient access to freeway transportation. Lyon Township is located in a strategic location with good access to I-96. The Township is midway between the I-275/I-96 and US-23/I-96 interchanges, providing excellent access to the rest of Oakland County, Ann Arbor, Lansing, and Flint.

The lack of air cargo services, rail, or water transportation along Grand River Avenue is not considered an impediment since competing industrial land in nearby communities lacks the same transportation services. In the long term, the inadequacies of the local road network, which was designed to serve a rural population, may impede continued development. For example, south Hill and Hass Roads could serve as collector roads to feed industrial or research-oriented traffic to Grand River but are not in a condition to do so today.