

Even with the increase in the commercial facilities within the Township, residents continue to travel to adjoining communities for certain goods and services. This is known as "leakage" -- expenditures for retail goods and services by Township residents are leaking into adjoining communities rather than being spent in the Township. Analysis of "leakage" and the potential for new commercial development or redevelopment is provided in the Retail and Office Analysis.

When existing properly-zoned commercial sites are redeveloped, particularly in the New Hudson hamlet, the Township should strive to obtain a higher quality of retail and services uses and building and site design, in accordance with the Lyon Center Vision Plan. With respect to new commercial development, the Township should focus its efforts on preventing strip development.

Land used for office purposes slightly decreased by about 21.2 percent between 1991 and 2009. Office land use comprises 41.6 acres, which is 0.2 percent of the total of the Township. Office uses are primarily located on the north side of Grand River, and west of Old Plank Road.

### **Industrial Land Use**

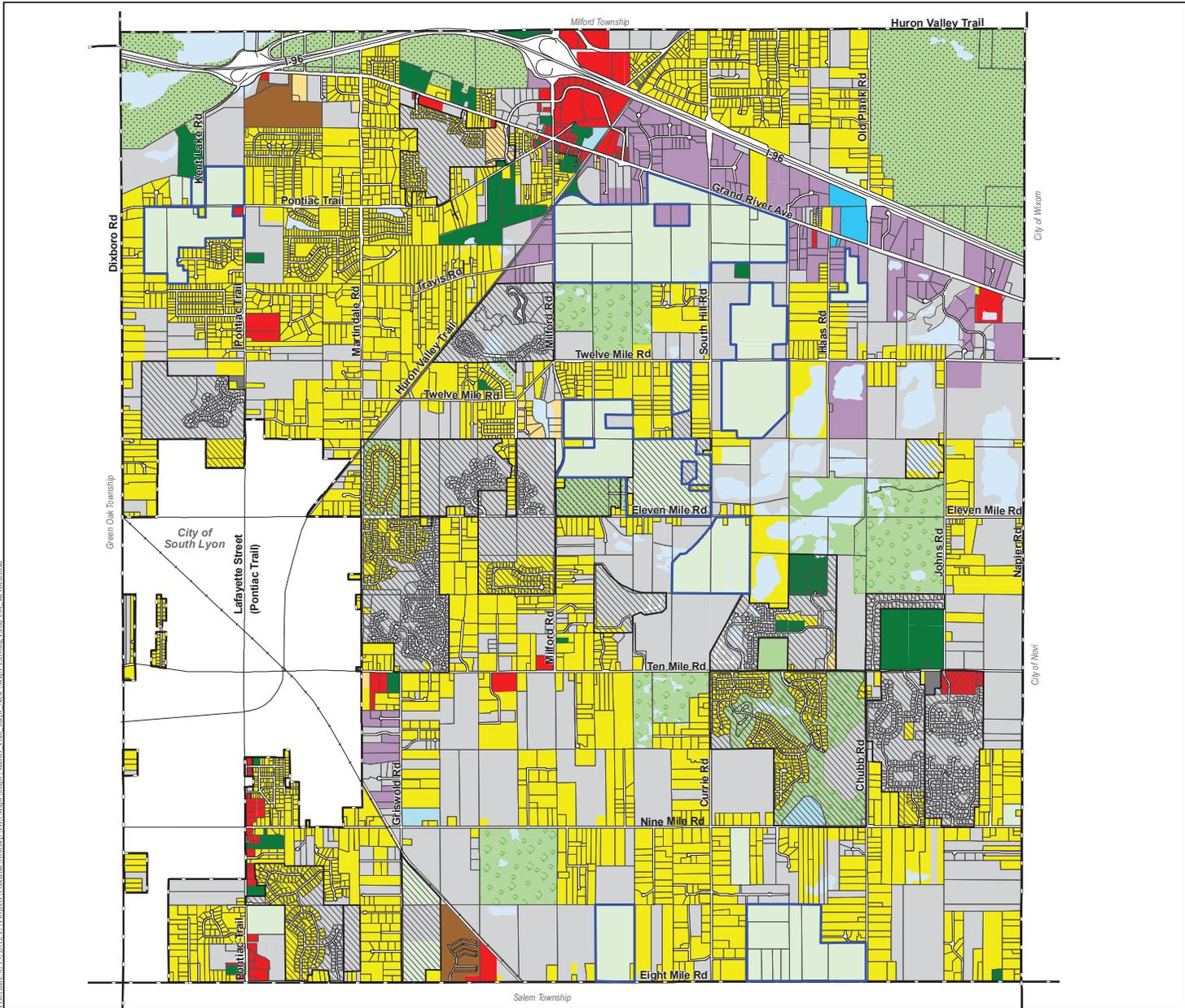
Industrial land uses occupied about 811 acres, or about 3.99 percent of the Township's total land area, according to the 2009 land use survey. Industrial land uses doubled between 1991 and 2009.

There are two industrial areas in the Township: the Grand River Avenue corridor and Griswold Road. Most industrial development is located along the Grand River Avenue corridor, with some spillover along Milford Road. Industrial uses are diverse, including small heating and cooling businesses, manufacturing operations, warehousing and wholesale operations and research and prototype development. There are also a number of contractor storage yards and builder's supply businesses with outside storage.

Several new industrial operations were established in the Township in the late 1990's and 2000's, including Cummins, U. S. Food Service (a wholesale facility), Pratt & Miller Engineering, Nailco, Richard Tool, and others. The Township is attracting more diverse manufacturing and research/manufacturing operations. Walbridge-Aldinger owns 505 acres of prime industrially-zoned land on the south side of Grand River Avenue, east of Milford Road. Although this land does not currently show up in the "industrial" column of the existing land use table because it is vacant or farmed, it represents a huge opportunity for future industrial/research development.

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# Map 1 Existing Land Use

Charter Township of Lyon,  
Oakland County, Michigan

- Planned Developments & Consent Judgment (Mill River)
- Contiguous Agriculture
- Open Water
- Existing Land Use**
- Vacant
- Agriculture
- Single Family Residential
- Multiple Family Residential
- Mobile Home Park
- Office
- Commercial
- Industrial
- Public/Quasi-Public
- Recreation
- Golf Course
- Commercial Recreation
- Vacant Building
- Utility

Base Map Source: Oakland County, GIS, 2006  
Data Source: McKenna Associates, Inc., 12/09



**McKENNA**  
ASSOCIATES

4/9/12





The Griswold Road industrial district consists of only seven or eight businesses on the west side of Griswold Road, between Nine and Ten Mile Roads. This industrial district is zoned "General Industrial", a classification which provides for outdoor storage. Consistent with the zoning classification, uses along Griswold Road include vehicle salvage yards, RV storage, and contractor storage yards. Very little new industrial development has occurred along Griswold Road in recent years, perhaps in part because of more stringent environmental regulations governing salvage yards and similar uses, lack of visibility, the poor image cast by existing industrial uses, and potential conflicts with adjoining residential uses. The South Lyon Community School's bus garage relocated to a site on Griswold Road near Nine Mile Road. With the paving of Griswold, the industrial district is poised for redevelopment.

### **Extractive Land Use**

Extractive land uses consisted of sand and gravel mining and a few oil and natural gas pumping operations. Sand and gravel mining ended in 2000, so the land is classified as vacant. Vacant land characteristics are discussed later in this chapter.

Most gravel excavating operations were located on the east side of the Township between Ten and Twelve Mile Roads. Previously reclaimed excavation sites included the Haas Lake Park campground, which is situated around water bodies formed from previous gravel and mining operations.

In the long term, sand and gravel excavating operations can be an asset to the community provided that proper reclamation procedures are followed. Future reclamation of former excavation sites will present unique challenges for the Township as these sites become ripe for development. The opportunity exists to transform the excavated areas into beautiful residential environments provided that sufficient land area is left around the lakes, steep slopes are properly graded, obsolete equipment and junk have not been dumped into excavated areas, and sufficient topsoil has been retained to cover the entire excavated area.

The largest gravel extraction operation, Lyon Sand and Gravel, completed extractive work in the early 2000's and reclaimed the lake edges in 2003. Lyon Sand and Gravel continues to operate an asphalt plant and concrete batch plant on the south side of Twelve Mile Road, west of Napier Road.

### **Public and Quasi-Public Land Uses**

Public and Quasi-public uses occupied approximately 390.9 acres of land or about 1.92 percent of the Township's total land area in 2009. Public uses include public schools, the Township Hall, the Township library and community center, cemeteries, and the Oakland/Southwest Airport. Churches are the principal quasi-public use.