

Fire Station #1, the northern station, provides good coverage for the most densely developed portions of the Township, including the medium and high-hazard occupancies in New Hudson, such as Dolsen Elementary School, South Lyon East High School, Kent Lake Elementary School, the apartments and mobile homes near Kent Lake Road, and industrial and commercial buildings along Grand River Avenue (see Map 15). Station #1 is in an optimal location relative to I-96, since accidents on the freeway generate a high demand for public safety services.

Fire Station #2, the southern station, provides good coverage for the densely developed areas of the Township south of the City of South Lyon, the Tanglewood development, Hardy Elementary School, and developing high value area in the central part of the Township. Clubhouses and restaurants at Tanglewood, Walnut Creek, Riverbank, and Cattails golf courses qualify as medium hazard occupancies, so the proximity of fire fighting equipment is a public safety concern.

Township fire protection is augmented by several aid and assistance agreements. The Township is a member of the Western Oakland Mutual Aid Association as well as the Washtenaw County Mutual Aid Association. Huron Valley Ambulance also provides assistance upon request. There has even been discussion at the State level of creating a state-wide mutual aid association. Nearby fire stations able to help with fire protection include a Novi Fire Department station at Ten Mile and Wixom Roads, a South Lyon Fire Department station at Ten Mile Road and Pontiac Trail, a Milford Township Fire Department station at Old Plank and Buno Roads, and a Greek Oak Township station at Ten Mile and Rushton Roads.

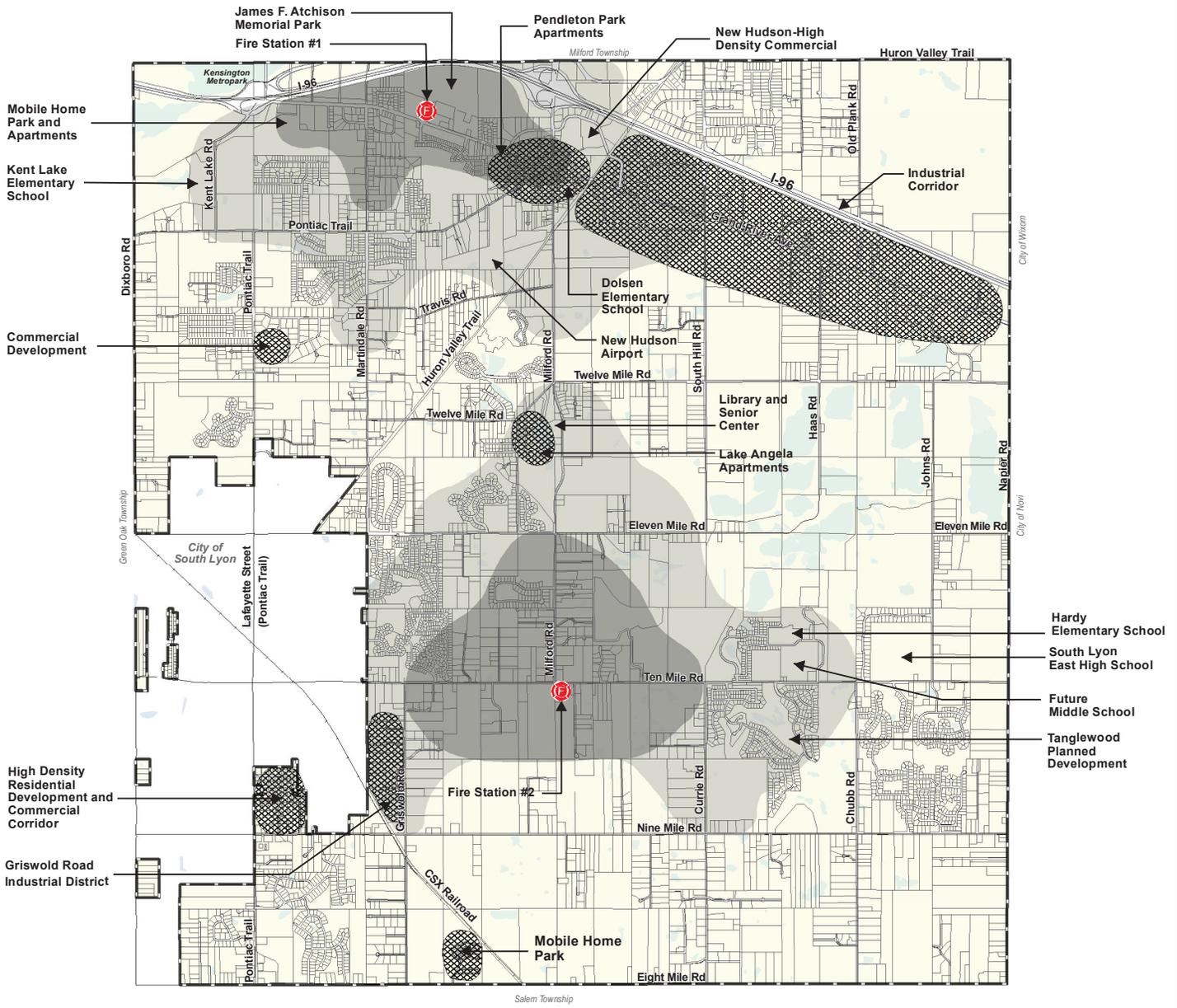
Based on the location of most new development in the Township, the existing stations should serve the Township adequately for at least 10-15 years. Should more development occur in the northeast part of the Township, for example, around the lakes owned by Levy, then another station might be needed in that vicinity.

Public Utilities

Three public utilities typically associated with growth and higher density development are sanitary sewers and wastewater treatment, public water supply, and storm water management. In rural or semi-rural communities, sanitary sewers and wastewater treatment and public water utilities are often not a topic for discussion because each dwelling unit or development is expected to address these needs on their own site. Storm water management is a concern regardless of the density of development, but management of storm water is approached from a different perspective in rural communities where maintaining the productivity of agricultural lands is the priority.

Map 15 Fire Station Primary Response Districts

Charter Township of Lyon,
Oakland County, Michigan



- One Mile Service Radius
- Two Mile Service Radius
- Beyond Two Mile Radius
- High/Medium Hazard Occupancy Areas
- F Fire Station

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



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The decision whether to construct public utilities depends foremost on the intensity of development desired in the Township. Intensive development in the absence of public utilities creates the potential for public safety and environmental problems. From a public safety perspective, a public water supply system is desirable for fire protection services whenever a high-hazard or high value use is developed. From an environmental perspective, a public sanitary sewer system is desirable instead of septic systems whenever medium or high-density residential or intensive non-residential development is anticipated.

The experience in Lyon Township demonstrates that the decision whether to construct public utilities cannot be made purely on the basis of the desired intensity of development. The decision is sometimes beyond the control of the existing Township officials, such as when a solution is needed to address an immediate groundwater pollution problem that was created many years earlier when intensive development was permitted and not monitored or was permitted on soils that had limited suitability for septic systems.

Sometimes the decision to provide public utilities is more closely related to public policies adopted by other governmental bodies and the desire to prevent development of land within existing Township boundaries for inappropriate uses. Utilities, for example, have been at the heart of debates concerning annexation of land into the City of South Lyon. In the past property owners sought annexation to gain access to public sanitary sewers and the public water system, thereby permitting higher density development accompanied by an immediate increase in land values. From the Township's perspective, however, annexation strikes at the desire to avoid overcrowding in schools, stores, and public facilities; to prevent congestion and accidents on roads; and to preserve tree stands, wetlands, streams, animal habitats, and other natural features that attracted many people to the Township originally.

The attempt to address the need or desire for public utilities creates a paradox. The desire to protect the Township's natural features and control growth suggests that public utilities should not be considered within the Township boundaries. However, persistent annexation over the years demonstrates that the only effective means available to the Township to control planning and development within its boundaries is installation of public utilities, thereby preventing the continuing expansion of the City.

Federal funds are no longer available for public utilities, unlike the time when South Lyon installed their waste water treatment system. Future users in the Township will be required to pay the full cost of water mains, sanitary sewers and waste water treatment facilities, primarily through special assessment districts. The feasibility of constructing public utilities depends on continued growth within the utility service boundaries. On one hand, such an approach may end annexation; on the other hand, it would result in more intensive development that the Township wishes to avoid.

High quality commercial, residential, and industrial development is desired in New Hudson, along Grand River Avenue. Such development needs public water for fire protection, drinking and process water, as well as sanitary sewers and waste water treatment. Accordingly, sanitary and storm sewers will be constructed as part of the Grand River Ave. streetscape project to give New Hudson a full complement of utilities.

Wastewater Treatment and Sanitary Sewers - Engineering studies were undertaken in 1997-98, in part because of an attempt to annex a portion of the Grand River industrial corridor to the City of Wixom. The studies resulted in an immediate plan to provide sanitary sewer service to the annexation lands, using a waste water treatment plant constructed about a half mile north of Ten Mile Road in Section 23.

The waste water treatment plant has a permitted capacity of 3,000,000 gallons per day. The actual built capacity currently is 750,000 gallons per day. The plant is processing 300,000 - 350,000 gallons of waste water per day (2010).

In late 1998 a sanitary sewer master plan for the entire Township was prepared by Giffels-Webster Engineers, the Township's Engineer. The sewer plan proposes to initially serve the Grand River Avenue corridor and land adjacent to the City of South Lyon, consistent with the Township's goals to develop its non-residential tax base and to bring a halt to annexations. Long-term, the sewer plan calls for sanitary sewers to be available throughout the Township, depending on the capacity of the waste water treatment plant. The build-out based on current zoning shows that the waste water treatment system will be able to absorb the planned growth.

Public Water System - The existing water system consists of four wells, the main Township well site is the Woodwind well, located in the Woodwind Planned Development, Ten Mile Road, west of Johns Road. The other three wells include the New Hudson well, the Carriage Club well, and the Tanglewood well. All four of the Township wells are connected, however, the system is not yet looped. Two miles of water main on Johns Road still needs to be constructed to loop the system. Water lines extend along the full length of Grand River Avenue, throughout New Hudson, and south on Kent Lake Road. Water lines also extend throughout the Carriage Club development.

In the longer-term, treatment is needed for the water system so that individual users will not need water softeners, which cause elevated sodium levels in the waste water treatment system. Currently, there are not enough customers on the municipal water system to make treatment financially viable.

Library Facilities

The Township operates a library at 27005 Milford Road, north of Eleven Mile Road, near Lake Angela. The library shares a building with the senior center, occupying 3,900 square feet of the building. In 2009, 100,662 items circulated, a 9.5% increase over the previous year. There were 77,923 patron visits and 10,640 computer users.

The library offers programming for both children and adults. Children's programs primarily involve reading programs or story hours. A summer reading program is held for children, generating 570 participants in 2009. For adults, programming includes genealogy groups, discussion groups of all varieties, and film series.