Township Facilities

The Township Hall was previously located on a site that is about 0.8 of an acre in size at 57100 Pontiac Trail in New Hudson. The 4,800-sq.ft. building housed the offices of the Supervisor, Clerk, Treasurer, building, zoning, and planning functions, Fire Chief, and Oakland County Sheriff. The offices occupied about 2,800 square feet, and the garage for fire fighting vehicles and equipment occupied about 2,100 square feet.

There were numerous deficiencies with the Township Hall: parking was inadequate, the meeting room was too small for most Planning Commission and Township Board meetings, the building was too small to house multiple functions simultaneously (such as voting and regular Township business), there were no enclosed offices making it difficult to protect citizen's privacy or engage in meetings without disrupting other operations.

It became evident that the Township had outgrown the existing facility, so in 1994 the Township secured the services of an architect to begin planning for a new municipal building at 58000 Grand River Avenue. The building program developed by the architect after consultation with department heads and employees anticipated growth in employment to 13 administrative employees (increase of 4) and 12 sheriff deputies or staff (increase of 3) by 1999.

Completed in late 1996, the present Township Hall is located on Grand River Avenue, about one-half mile west of Milford Road at the entrance to the James F. Atchison Community Park (see Map 14). It provides 8,140 square feet of gross floor area on the main floor and another 4,450 square feet of gross floor area on a lower level. In 2002, the lower level was finished. Administrative functions of the Township, storage, and meeting space are located on the main floor. The building includes an assembly hall designed to accommodate 120 people. The lower level houses the Sheriff's facilities.

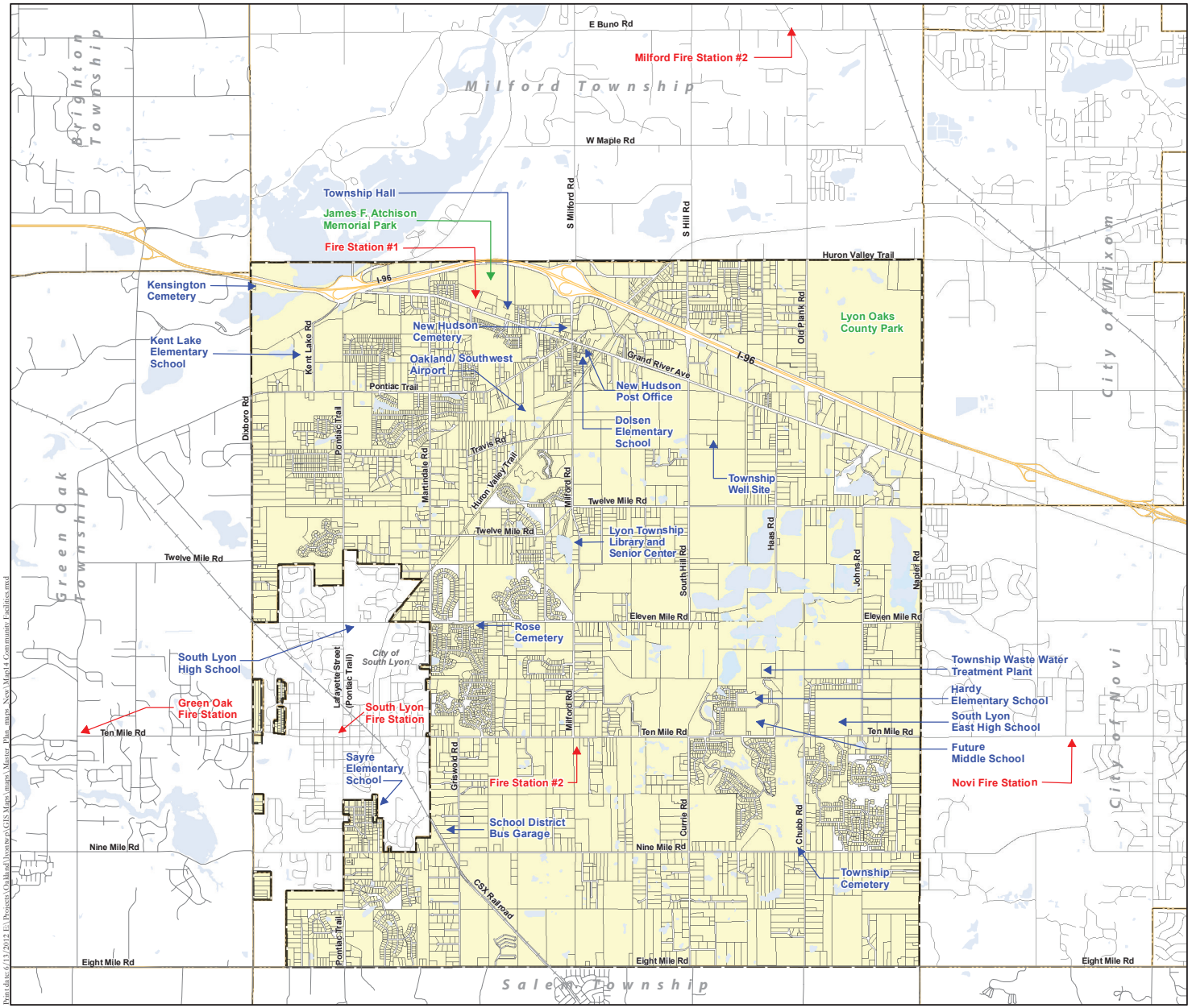
The location of the Township Hall was selected after a study of alternate sites by the Planning Commission and consideration of the following findings:

- The Grand River Avenue site would keep the Township Hall in New Hudson, which is considered important for the long term viability and image of New Hudson.

- The Grand River Avenue site is on land that was deeded to the Township by BFI, Inc. Studies indicated that utilities could be provided to a Township Hall on this site. In contrast, an alternative site in the center of the Township was not owned by the Township, was occupied by wetlands which, combined with a high water table, limited development potential.

- The presence of the park adjacent to the Township Hall provides Township employees with attractive surroundings and proximity to a variety of nearby recreation facilities.

- The Grand River Avenue location places the Township Hall near the population center of the Township (although the population center is shifting southward with new development).



Map 14
Community Facilities

Charter Township of Lyon, Oakland County, Michigan

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

0 3,500 7,000 Feet

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McKenna ASSOCIATES

Print date: 6/13/2012 E:\Projects\Oakland\lyontwp\GIS Maps\maps\Master_Plan_maps_New\Map14 Community Facilities.mxd

With respect to Township administrative functions, it should be possible to accommodate any additional space requirements in the next 10 to 15 years within the existing Township Hall. If administrative needs do expand unexpectedly, consideration should be given to electronic storage or off-site records storage as a means of achieving more usable floor space.

Fire Protection Services

The Lyon Township Fire Department currently operates out of two fire stations:

- Fire Station #1, the main station, is located at 58800 Grand River Avenue on the north side of Grand River, west of the Township Hall. Completed in February 2001, this station contains 12,327 square feet.

- Fire Station #2, at 56675 Ten Mile Road, is located on the south side of Ten Mile east of Milford Road. This 5,563-square foot station was completed in January 2001.

The ability of fire fighters to respond adequately to the initial alarm is a key consideration in determining the appropriate locations for stations. A general rule of thumb is that within five minutes of sounding the alarm, the first piece of apparatus should arrive at the emergency scene.

The optimum fire company service radius depends on the type of use being served. High hazard and high value districts have more stringent service requirements than low hazard occupancies. The following list indicates one method of determining appropriate fire department response:

- **High Hazard Occupancies.** Schools, hospitals, nursing homes, mobile home parks and industrial uses which have a high fire potential.

- **Medium Hazard Occupancies.** Apartments, offices, mercantile and industrial occupancies not normally requiring extensive rescue or fire fighting services.

- **Low Hazard Occupancies.** Single family dwellings and scattered small businesses and industrial occupancies.

In general, high hazard or high value districts should not be farther than three-quarters to one mile from an engine, hose, or engine-ladder company. Under ideal conditions, single family residential districts, which are considered low hazard occupancies, should be located no farther than two or three miles from the fire companies. In Lyon Township, the location of high and medium hazard occupancies relative to the CSX railroad line affects fire station locational standards. Response time could be delayed by train traffic.

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.