



Community Facilities

Draft December 30, 2010

SECTION

Facilities

Township Hall

The Lapeer Township Hall is located on Morris Road, adjacent to the I-69 right of way. This location provides a relatively central location for the Township's administrative offices. The Township Hall provides the administrative offices as well as a central meeting hall for Township meetings. This central meeting hall can also be reserved for Township residents, associations and business for gatherings or functions which require a significant capacity.



In terms of need for additional space for additional departments or offices, no significant need is anticipated during the timeframe of the Master Plan. However, the amount of actual storage space at the Township Hall does need to be addressed. The Township needs additional space for record keeping purposes. This need may cause the need for expansion of the current hall to accommodate such storage or the keeping of such documents at another facility as permitted by State statute.

The original plans for the Township Hall did indicate that future expansion could occur to the west, or back side of the building. This area still remains open for such expansion. In addition, as a part of the park plan development, the expansion of the building was also discussed for the potential of additional restrooms which would be accessible from the exterior of the building for users of the pavilion and park in general. As the need for any such expansion regardless of purpose, the Township will need to consider all future needs and plan accordingly to maximize space and cost efficiency.

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Park Development

In the Spring of 2008, the Township adopted its first Recreation Master Plan. The Lapeer Township Parks, Recreation and Open Space Plan. The plan provides a long term view of providing recreation amenities to Township residents. This includes development of current Township properties, acquisition of future properties as well as a plan for a future pathway system. The plan was developed through numerous public planning commission meetings as well as several public hearings. The actual recreation plan is updated every five (5) years to be eligible for State and Federal grants. It is anticipated that this Master Plan will carry the current goals and objectives of the Parks, Recreation and Open Space Plan as it is updated each five year cycle.

Township Hall

The Township has continued to refine the park plan that was included as a part of the 2008 Recreation Plan. The plan now shows a more detailed park development including different types of trails, a more definitive pavilion location and purpose as well as play structure locations, etc. The Township sought out grant monies, in which they received monies from the Lapeer County Community Foundation, as well as set aside monies from the Township's general fund for the development of the first phases of the park which included the pavilion, the paths in woodchip form as well as picnic tables and bar-b-ques. .

The main focal point of the park is the picnic pavilion that also has an enclosed section that provides a storage area for picnic tables, lawn maintenance items, and the like when such items are not in use. The pavilion is available for use for all residents and can be reserved for major functions by any resident or non resident for a nominal fee.

The park also contains three main trail segments of differing materials, difficulties and lengths in an attempt to accommodate all users. The pathway segments nearest Township Hall and the pavilion will be asphaltic surface (the remainder of the trails will be woodchip) providing ADA accessibility to the main development features of the site such as the pavilions, play structures and bar-b-que areas.

Maple Grove Road

The Township owns a property just south of Maple Grove Elementary which could be developed into a park should the Township need additional parkland in the future. The site is approximately five (5) acres in size and currently the property is leased for farming purposes. At this time however, the Township has determined that focusing on the property immediately around Township Hall for recreation purposes provides the best use of time, effort and resources.



Park Acquisition

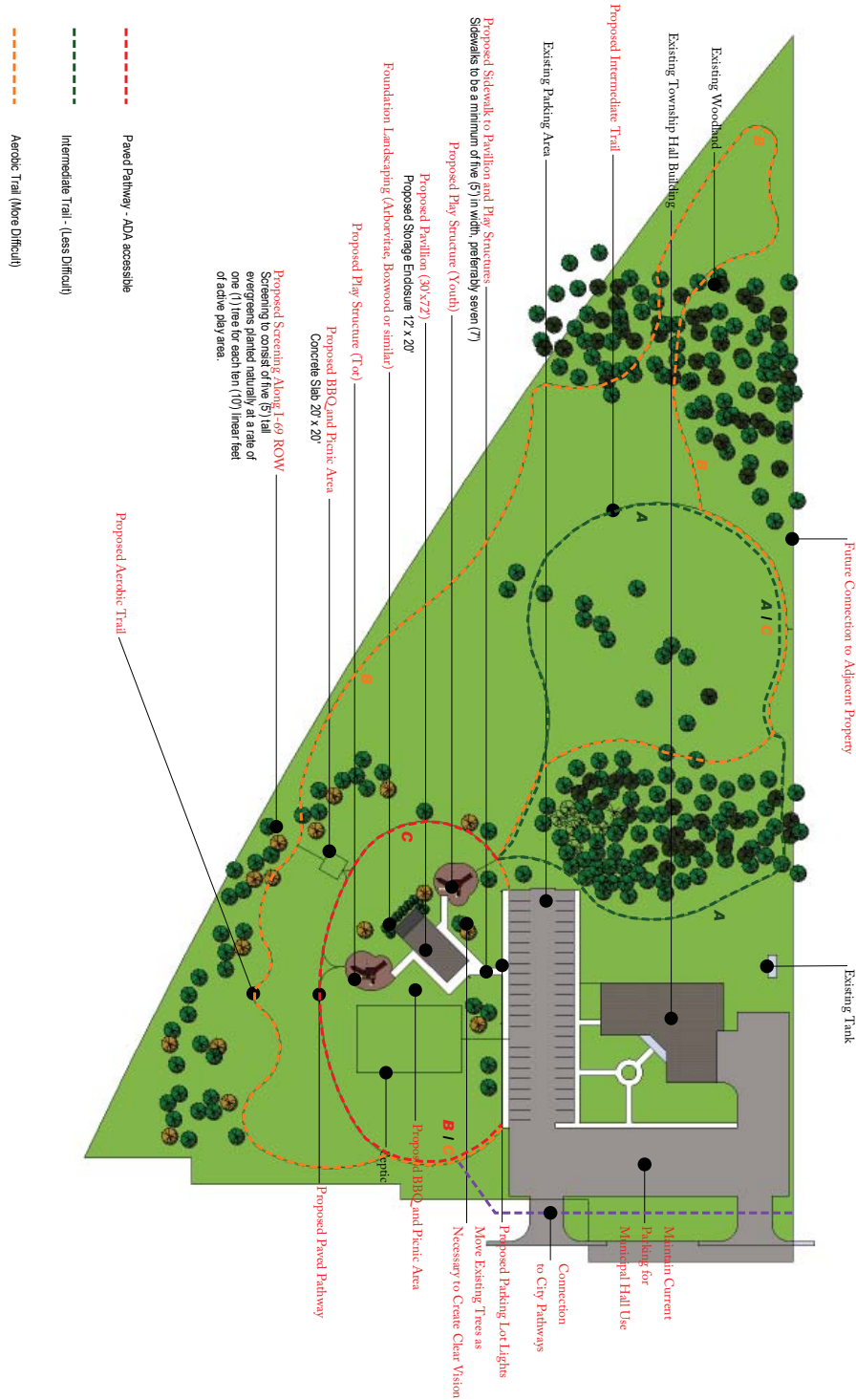
The Township noted several areas where the acquisition of future parkland may be desirable. These areas were predominately around the City boundaries. Area 1 is located between Newark Road and I-69 and Lapeer and Clark Roads. Area #2 is north of I-69 between Clark and Lapeer Roads. Area #3 is north of Peppermill/Turrill Road (alignment) between Clark and Maple Grove north to the railroad. The final area is located north of Imlay City Road, between Myers Road and Wilder Road.

These areas are the main areas for parkland acquisition, but the Township is open to any potential parkland or other community facility property acquisition opportunity provided the location of the site is appropriate based on the desired use, the price is acceptable and the physical attributes of the property meet the needs of the Township for the intended use.

Finally, the Township is open to expanding the site immediately around Township Hall for either park purposes or other community facility needs such as a separate police facility or potentially a fire department should the Township provide fire services on their own in the future or as a substation for the fire department providing service to the Township.

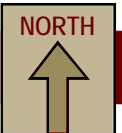
SECTION

Township Hall Park Plan



Lapeer Township
Lapeer County

Legend



Map Prepared By:
Lapeer Township Planning Commission

With Assistance From:
Community Planning & Management, P.C.

LAPEER TOWNSHIP

Master Land Use Plan

Pathways

The Township's Recreation Plan also adopts an overall pathway plan for non-motorized transportation within the Township. One of the key goals for the Township as the plan was developed was to provide access to the surrounding communities in logical locations to provide connections to their main recreational facilities wherever possible.

- Peppermill Road from the City of Lapeer boundary to the Township's eastern boundary with Attica Township.
- Maple Grove Road from the Township owned property near the northeast intersection to Higley Road.
- Clark Road from the City's southern boundary to Higley Road.
- Morris Road from Higley Road to Hunter's Creek Road.
- Metamora Road or the rail easement from Hunters Creek Road to Sutton Road, providing the final connection to Metamora Township.
- Newark Road from the Township's western boundary to Morris Road (Metamora Connection). The development of this connection will likely be the largest undertaking for the Township. The planned pathway crosses M-24. At this time, no signal is planned for this intersection, simply turn arounds. If the Connection is ultimately made it will likely either take being placed at the intersection or the installation of a pedestrian bridge over the roadway. The Township should explore crossing options with the Michigan Department of Transportation.
- Turrill Road from M-24 to Clark Road. This area along Turrill Road is one of the most densely planned areas within the Township. This pathway will provide a connection between the planned City pathways along M-24 to the Township's system along Clark Road.
- M-24 from the City's traditional boundary, through the 2006 interlocal agreement area and ultimately to Newark Road. The City has planned for pathways to be constructed along M-24 within the interlocal agreement area. This would extend the pathway the remaining one half mile to the planned Newark Road pathway, connecting to Elba Township.
- The Plan also suggests an additional pathway to connect to Metamora Township to the south and Dryden Township to the southeast as well as an additional path to any new properties which the Township acquires.

The pathways will likely be a combination of on road/shared road pathways along with separate pathway construction. The need for shared road pathways is likely necessary to reduce overall cost of the implementation of the pathway plan as well as limit the impact on the numerous environmentally sensitive areas which are found throughout the Township, specifically those along the roads edge. Specific plans for pathways along each roadway will need to be reviewed to determine where and to what extent pathways will be incorporated into the roadway or stand alone within the road right of way.

Sewer and Water – 2006 Interlocal Agreement Area

In 2006, the Township signed into a Interlocal Agreement (for revenue sharing and annexation) with the City of Lapeer. This agreement provides for sewer and water services to be provided to certain properties within the Township. The conditions of providing services to these properties were that most of such properties were to be transferred into the City via a mutually agreed upon annexation. However, additional properties abutting those properties to be transferred into the City, were also to be serviced without such an annexation.

The Agreement called for the providing of 1,500 single family residential sewer taps to those properties which were to remain in the Township.

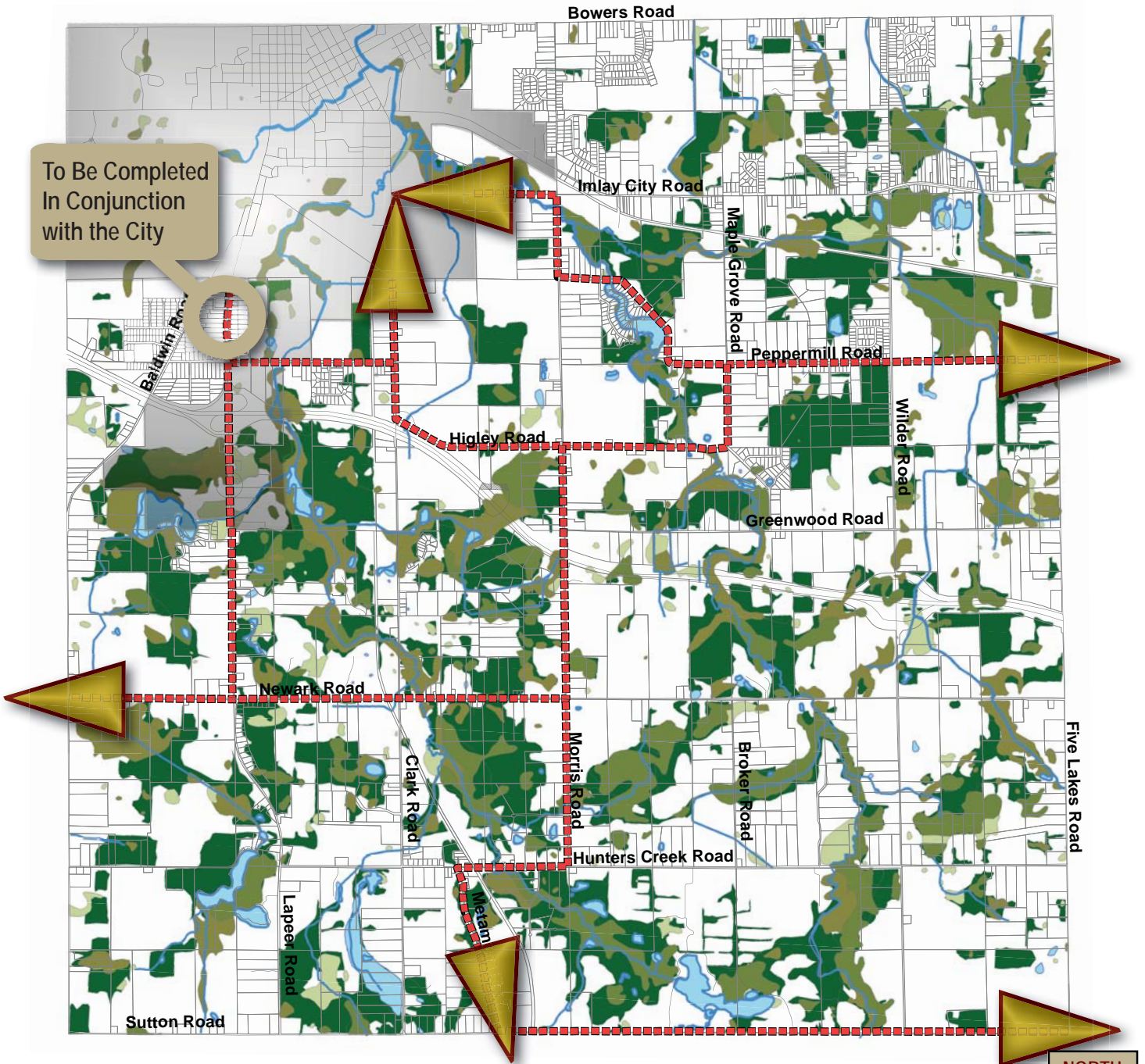
Pathway Linkages

The pathway plan provides a potential linkage to each adjacent community to Lapeer Township.

- Link to Metamora Township – Metamora Road
- Link to Attica Township – Peppermill Road
- Link to City of Lapeer – Peppermill Road, Clark Road, M-24
- Link to Elba Township – Newark Road

SECTION

Natural Feature and Pathways



Lapeer Township

Lapeer County

Map Prepared By:
Lapeer Township Planning Commission

With Assistance From:
Community Planning & Management, P.C.

Base Map: Lapeer County Equalization

Legend

- Emergent
- Forested
- Open Water
- Scrub-Shrub
- Woodlands



LAPEER TOWNSHIP

Police and Fire

Police Services

Lapeer Township provides their own police services/public safety for Township residents. The Township has three (3) main officers, including a Chief, Sergeant, and an officer. The Township also has two (2) reserve officers. The public safety officers do not keep regular office hours as they are on patrol for those hours which they are on duty.

The police station is located at the Township Hall site and is connected to the Township Hall. The Township has noted that a larger facility or separate facility may be necessary in the future to better accommodate the Police Department.

Fire Services

Fire fighting services and emergency medical services are provided to the Township residents by the City of Lapeer on a contractual basis. The cost of these services are billed on an annual basis to the Township. The level of the service provided by the City has traditionally been acceptable and no changes to the level of service is foreseen with the development of the new master plan.

However, the contract for such services is an ongoing issue. The cost of such service is of continuing concern to the Township officials. The means by which the cost of providing such services can be lowered for Township residents are continually being explored. This may result in a review of the contractual terms, the providing of fire services by another municipality or consortium of municipalities or the Township itself. These options all have varying benefits and issues associated with them. The Township will need to conduct assessments of each potential as they are considered.

Schools

The only public school located within the Township is Maple Grove Elementary. The school is located at the southeast corner of Imlay City Road and Maple Grove Road. The school has grades Kindergarten through 5th grade (as of 2010) and had an enrollment of 280 students for the first count of the school year in the fall of 2010.

The Township does not have a large amount of control over the construction or planning for either existing or proposed schools based on State Statute and Court rulings. The Township does have the right to review a new high school facility which may be constructed within the Township should the Lapeer School District have the need to do so.

The Master Plan does suggest that the Township develop a working relationship with the School District in that as new schools are proposed (as necessary) or the existing Maple Grove Elementary is expanded or modified, that the School District consult the Township in terms of any planning issues which may arise due to use relationships between the school site and adjacent uses, the necessity for buffering between such uses, access relationships to adjacent roadways, stormwater controls, etc.

Library

Lapeer Township is serviced by the Lapeer District Library. The Lapeer District Library maintains seven (7) branches throughout Lapeer County and was established January 1, 2003, pursuant to Act No. 24 of the Public Acts of 1989, as amended. The participating municipalities in the agreement are Lapeer County, The City of Lapeer, Lapeer Township, Mayfield Township and Goodland Township (*it is noted that the Goodland Branch is not currently open and that Goodland Township may be leaving the Lapeer District*). The overall boundaries of the district of the Lapeer District Library consists of the entire County with the exception of Almont Township, Attica Township, Dryden Township, Imlay Township, North Branch Township, and the City of Imlay, and that portion of Brown City within Lapeer County.

Lapeer District Library

The seven (7) branches of the Lapeer District Library include:

Marguerite deAngeli Main Branch 921 West Nepessing St., Lapeer, MI 48446

Clifford Branch 9530 Main Street , PO Box 233, Clifford, MI 48727

Columbiaville Branch 4718 First Street, PO Box 190, Columbiaville, MI 48421

Elba Branch 5508 Davison Road, Lapeer, MI 48446

Hadley Branch 3556 Hadley Road, PO Box 199, Hadley, MI 48440

Metamora Branch 4018 Oak Street, PO Box 77, Metamora, MI 48455

Otter Lake Branch 6361 Detroit Street / PO Box 185, Otter Lake, MI 48464

Goodland Branch 2370 N. Van Dyke Road Imlay City, MI 48444 (not currently open)

The District also maintains administrative offices in downtown Lapeer.

SECTION