

Table of Contents

Chapter 1

Introduction

What is the Master Plan?..... 1
 Public Input 1
Using the Plan 2
Keeping the Plan Current 3
Conclusion 4

Chapter 2

The Caledonia Charter Township Community

Demographics 1
 Population Growth..... 1
 Age 2
 Education 3
 Housing..... 3
 Incomes 4
 Employment 4
 Transportation to Work 5
Existing Land Use 5
 Land Use Changes..... 5
 What's Changing? 6
 Land Divisions 7
 Residential..... 9
 Commercial 10
 Public-Quasi Public 10
 Industrial & Extractive 10
 Agriculture..... 10
 Vacant Land..... 11

Chapter 3

Vision and Goals

What Do We Want Our Future To Be?..... 1
Community Vision..... 2

Natural Beauty Goals 2
 Quality of Life Goal 3
 Land Use Goals 3
 Agricultural and Residential 3
 Commercial 3
 Industrial 4
 Community Service Goals 4
 Community Cooperation Goals 4

Chapter 4

Open Space and Natural Features Plan

Introduction 1
 Inventory 2
 Water Bodies 2
 Wetlands 3
 Forested Land 4
 Preservation Techniques 4
 Preservation and Integration 5
 Zoning Techniques 5
 Planned Unit Development 5
 Open Space (Cluster) Development 6
 Overlay Zoning 7
 Other Techniques 7
 Conservation Easements 7
 Purchase/Transfer of Development Rights 8
 P.A. 116 8
 Rural Character 9
 Defining Rural Character 10
 Roadside Rural Character 10
 Land Development Options 11
 Lot Widths 11
 Development Setbacks 12
 Open Space Development 12
 Development Incentives 12

Thornapple River Greenway	13
What is a Greenway?.....	13
Need for a Greenway in Caledonia Township	14
Community Support.....	15
How Can a Greenway Benefit Caledonia Township?	16
Social and Recreational Benefits.....	16
Aesthetic Benefits	16
Environmental Benefits.....	16
Economic Benefits.....	17
Greenway Implementation	17

Chapter 5

Future Land Use Plan

Future Land Use	1
Rural Preservation	2
Low Density Residential	5
Medium Density Residential	7
High Density Residential	7
Multiple Family Residential/Manufactured Home Park	8
Neighborhood Commercial	9
General Commercial	10
Highway Commercial	11
M-37 Corridor Segments	12
M-6 Interchange Area	12
M-37/M-6 Interchange Conceptual Plan.....	13
North Transition Area	14
Village Corridor Area	16
South Transition Area.....	16
Commercial Site Design Principles	17
Intent and Purpose	17
Access Management.....	17
Parking and Circulation.....	20
Signs	21
Buildings	21
Lighting.....	22

Light Industrial.....22
 Foremost PUD 23
 Evaluating Future Land Use Changes 23

**Chapter 6
 Transportation**

Road Classification..... 1
 Freeways..... 1
 State Routes (Trunklines) 2
 County Primary Roads 2
 County Local Road 3
 Natural Beauty Roads 3
 Private Streets 3
 Access Management 4
 Lots on Arterial Streets 4
 Driveway Spacing..... 5
 Future Roadway Improvements 5
 Unpaved Roads..... 6
 Thornapple River Crossings..... 6
 Major Road Improvements..... 6
 Roadway Level of Service 7
 M-6 Interchange 7
 Existing Major Streets 8
 M-37 9
 New Roadways 9
 Street Networks..... 10
 Section Line Streets - Continuation..... 10
 Other Transportation Issues 10
 Airport Access..... 10
 36th Street Extension 10
 36th Street Interchange 11
 Transit 11
 Pedestrian/Bike Paths 11

MAPS

24 Hour Traffic Counts for 1997-98 (Chapter 6, after page 8)

Existing Land Use

Natural Features

Future Land Use

APPENDICES

Community Attitude Survey - 2000

Community Attitude Survey - 2006

Issue Paper #1 Highway Corridors

Issue Paper #2 Open Space Preservation Techniques

Issue Paper #3 Freeway Interchanges