

City of Buchanan

History

The Potawatami Indians were the first residents in the area, with many settlements established along the St. Joseph River. By 1833 the Indians had signed away the land in exchange for land west of the Mississippi River. Near the time of the treaty, the town's industry was born when Charles Cowels, the first settler, built his shingle mill. Russell McCoy's soon followed and constructed the first sawmill along McCoy's Creek. Because of McCoy's Creek and the power furnished by the water, sawmills and gristmills became the mainstay industry of the area.

The growing community joined in the battle for Michigan's statehood between 1835-1837. A famous senator, James Buchanan of Pennsylvania who became the 15th President of the United States, sided with Michigan to obtain this goal. Miller John Hamilton, who platted the area, honored Senator Buchanan for his championship by naming the community after him and recorded it as such in 1842. At the time of the city's incorporation in 1858, Buchanan was a thriving area of some 860 people.

The area was rich in timber, in the natural abundance of game, fruits, maple sugar, wild honey, and plentiful fishing in McCoy's Creek and the St. Joseph River. Buchanan continues to enjoy many natural assets and has become known as "Redbud City" due to the profusion of these beautiful trees throughout the area.

Observations

The City of Buchanan covers approximately 2.5 square miles and is ideally located not far from Lake Michigan and Interstate 94, U.S. 31, and the Indiana Toll Road. It is located in the midst of rolling hills and beautiful green pastures. The City is proud of its diverse industrial base that provides a good job base for the area. The community is fully served with water and sewer and by an excellent school system. It has access to a variety of nearby recreational facilities, including Fernwood Botanical Gardens – a unique 100-acre nature preserve. Potential residents can choose from a large diversity of housing options to meet their particular needs. The City cooperates well with Buchanan Township and enjoys a community spirit that is contagious.

The City welcomes industry and would like to have more building and sites available for development. The beautiful location and the services provided make the City of Buchanan an ideal place for families with small children.

Community Vision

In the next two decades, the community would like to:

- Strengthen the residential base with a new housing development.
- Continue to broaden its industrial-and job base.
- Continue the planned street reconstruction and recreational capital improvements.
- Attract businesses to the Downtown area.
- Continue to plan redevelopment of former industrial sites toward advanced communication businesses.
- Enhance Community Image through organized Festivals and Events.

All Demographic Information is based upon the 2009 Census Estimate

Population

1980 Census	5,142	
1990 Census	4,992	2.92 % decrease
2000 Census	4,681	1.06 % decrease
2009 Census Estimate	4,358	6.90 % decrease

Personal Income

Median Family	\$42,581.00
Average per Capita	\$19,599.00
Median Household	\$32,861.00

Labor Force

Total Work Force	2,172
Unemployment Rate	10.5 %

Principal Economic Base Employers

AEP Engineering Group	78 Employees
Bosch Rexroth	65 Employees
Buchanan Community Schools	183 Employees
Buchanan Metal Forming	45 Employees
C & S Machine Products	45 Employees
Express 1 Expedited Solutions	85 Employees
FAPCO	200 Employees

Housing

Number of Dwellings	1,921
Owner Occupied	982
Renter Occupied	687
Median Rent	\$507
Median Home Value	\$93,870

Building Permits – 2010

	Number Issued	Dollar Amount
Residential	1	\$100,000.00
Commercial	17	\$1,518,088.00
Industrial	2	\$1,006,900.00
Other	21	\$352,250.00
Total	41	\$2,977,238.00



McCoy's Pond Park

Government

Municipal Hall

Buchanan City Hall
302 North Redbud Trail
Buchanan, MI 49107
Phone: (269) 695-3844
Fax: (269) 695-4330
www.cityofbuchanan.com

Council Meetings

Second and Fourth Monday of Each Month
Start: 7:00 p.m.

County Commissioner

R. McKinley Elliott
(District 11)
1 Park Court
Buchanan MI 49107
Phone: (269) 695-9312

State Governor

Rick Snyder (R)
P.O. Box 30013
Lansing, Michigan 48909
Phone: (517) 373-3400
Fax: (517) 335-6863
Rick.Snyder@michigan.gov

State Senator

John Proos (R), District 21
P. O. Box 30036
Lansing, MI 48909-7536
Phone: (517) 373-6960
Fax: (517) 373-0897
SenJProos@senate.michigan.gov

State Representative

Sharon Tyler (R), District 78
Michigan House of Representatives
P.O. Box 30014
Lansing, MI 48909-7514
Phone: (517) 373-1796
Fax: (517) 373-5918
sharontyler@house.mi.gov

U.S. Representative

Fred Upton, 6th Congressional District
2183 Rayburn H.O.B.
Washington, DC 20515
Phone: (202) 225-3761
Fax: (202) 225-4986
tellupton@mail.house.gov

U.S. Senators

Debbie Stabenow (D)
133 Hart Senate Office Building
Washington, D.C. 20510
Phone: (202) 224-4822
stabenow.senate.gov/email.htm

Carl Levin (D)
269 Russell Senate Office Bldg.
Washington, D.C. 20510
Phone: (202) 224-6221
levin.senate.gov/contact/index.cfm
Access via website Contact Center

Education

The City of Buchanan is served by the following school district:

Buchanan Community Schools
401 W. Chicago Street
Buchanan MI 49107
Phone: (269) 695-8401
Enrollment: 1,677



Fire Department



Police Department



Pear's Mill, Historical Site

Public Services

Police

Chief of Police: William Marx
Phone: (269) 695-5120
Sworn Officers: 9
Civilian Employees: 1
Number of Cars: 4

Fire

Fire Chief: Mike Adams
Phone: (269) 695-0007
Number of Stations: 1
Professional Firemen: 0
Part-Time Paid: 20
Volunteers: 0
Insurance Rate Class: 5

Trash Collection

Reliable Disposal at (269) 465-3773
Waste Management at (800) 281-8185
Type: Independent Contracts

Recycling

Berrien County Community Development
Jill Adams, Environmental Specialist
(269) 983-7111 Ext. 8234
Program information available online at
www.berriencounty.org/recycle.

Water

Water Department
Phone: (269) 695-0257
Source: Municipal Wells
Capacity: 1,600,000 GPD

Sewer

Buchanan Waste Water Treatment Plant
Phone: (269) 695-5291
System Type: Activated Sludge
Capacity: 1,500,000 GPD

Telephone

A T & T
Residential Customers (800) 244-4444
Business Customers (800) 660-3000

Gas

Semco Energy Company
Phone: (800) 624-2019

Electric

American Electric Power Company
(800) 311-6424
2425 Meadowbrook Road; Benton Harbor, MI



Buchanan Farmers' Market

Taxes

In March 1994, Michigan voters approved a new tax structure (Proposal A). The following table provides a simplistic look at the taxes currently levied within this community. Property tax is based now upon taxable value, not state equalized value.

General Taxes

General County	4.7723
Law Enforcement/ Public Safety	0.3500
Special Voted 911	0.2500
Senior Citizens	0.3000
LMC College	1.7854
City	17.1000
Special Voted	1.0000
Subtotal	25.5577

School Taxes (Berrien RESA)

State Education Tax	6.0000
Non-Homestead (Business)	18.0000
Extra Voted Building & Site	0.8000
Debt Retirement	4.2000
Berrien RESA	0.1745
Special Education	2.1954
Subtotals	

Homestead

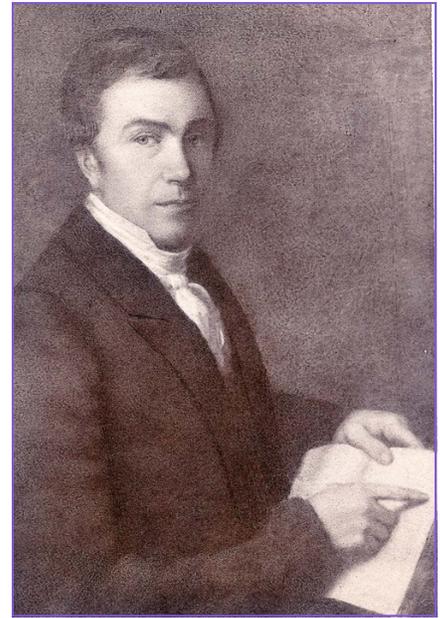
Non-Homestead (Business)

Buchanan

State Education Tax	6.0000
Non-Homestead (Business)	18.0000
Extra Voted Building & Site	0.8000
Debt Retirement	4.2000
Berrien RESA	0.1745
Special Education	2.1954
Subtotals	

13.3699

31.3699



Isaac McCoy



Buchanan Art Center

Economic Development

Berrien County Community Development Department
 701 Main Street
 St. Joseph, Michigan 49085
 Contact: Daniel Fette, Director
 Phone: (269) 983-7111, Ext. 8617

Southwest Michigan Economic Growth Alliance
 Shelley Klug, Executive Director
 1950 Industrial Drive
 Niles, MI 49120
 Phone: (269) 683-1833



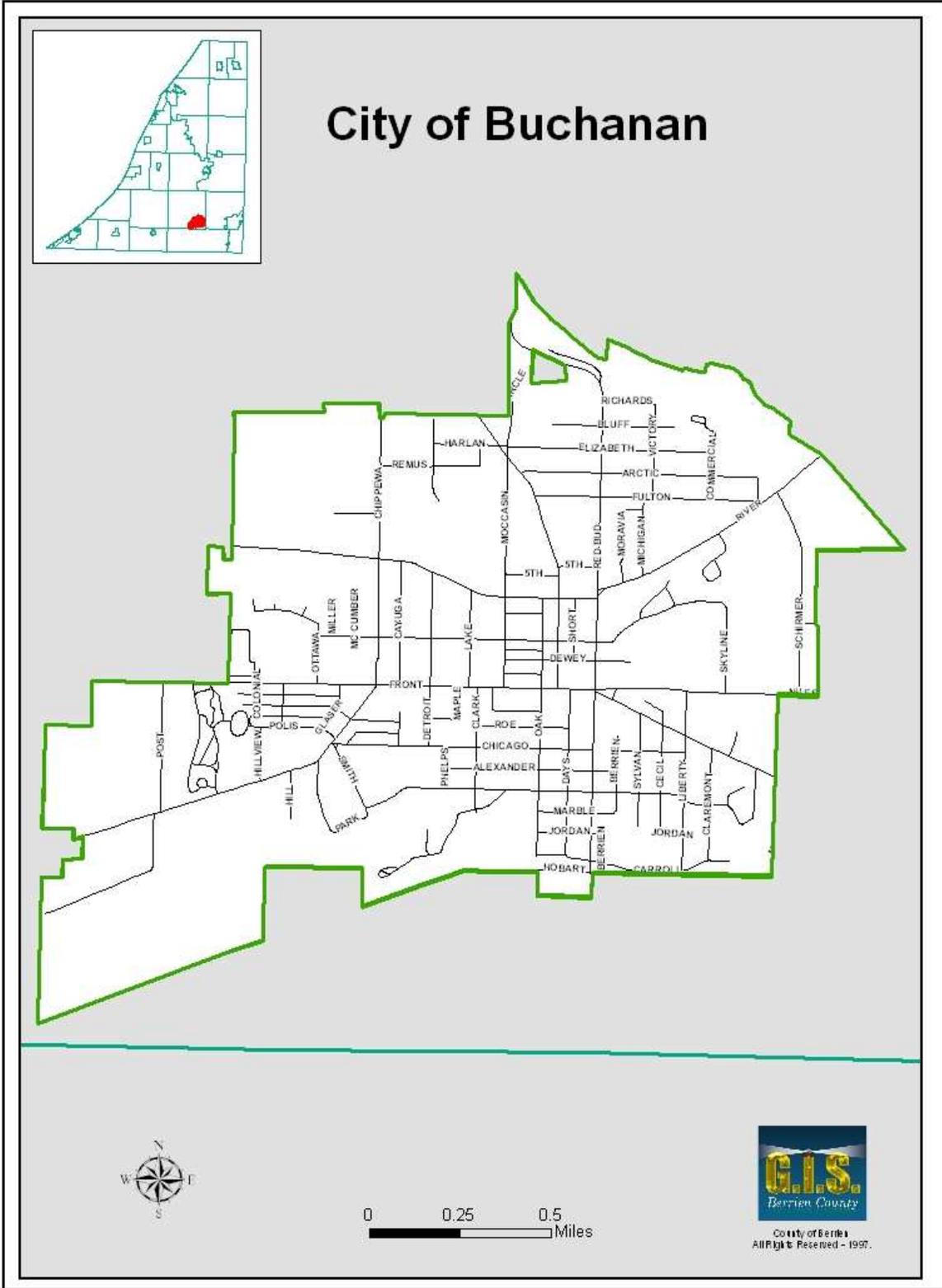
Chamber of Commerce

Buchanan Area Chamber of Commerce
 107 W. Front Street
 Buchanan, MI 49107
 Phone: (269) 695-3291

Climate

	January	July
Average Maximum Temperature	32F / 0C	82F / 28C
Average Minimum Temperature	18F / -8C	61F / 16C
Days over 90F or 32C	11	
Days below 0F or 18C	4	
Days of Growing Season	162	
Average Annual Rainfall	37" / 94cm	
Average Annual Snowfall	70" / 178cm	





This Community Snapshot has been prepared by the Berrien County Community Development Department. For more detailed information on services available in Berrien County, please visit our website at www.berriencounty.org/CommunityDevelopment.

Every effort has been made to ensure the accuracy of this information. However, as data is constantly changing, Berrien County will be held harmless for any omissions or errors contained herein.