

Buchanan Township

History

The area that would eventually form Buchanan Township was extremely rich in timber with healthy soil, abundant game and fishing. It was an irresistible attraction for the adventurous pioneers seeking new homes. Buchanan Township was officially organized on March 11, 1837, with Dr. Charles C. Wallin elected as the first Supervisor. The name Buchanan was chosen in honor of Senator James Buchanan of Pennsylvania who later became President of the United States. Senator Buchanan was so honored because of his strong support of Michigan's struggles to reach statehood.

Buchanan Township flourished from the sawmills and gristmills that were located in the area. But two major disasters took a toll on the area's residents. The summer of 1838 was remembered as the "sickly summer" because of a virulent form of malaria that quickly spread among the people. This was followed by an extremely cold winter in 1842 that left the rivers covered with ice until April 13 of the next year. These misfortunes were soon offset by the continuing abundance provided by nature – game, berries and fruits in their season, maple sugar, wild honey and plentiful fish in the creeks and rivers. The Township continued to thrive and today provides a welcome environment to industries and to its residents.

Observations

Buchanan Township is idealistically located amidst rolling hills and wooded land. It is a pleasant and quiet place to live in a very scenic area marked by the presence of Fernwood Botanical Gardens, a popular attraction within Berrien County. The Township lies within proximity to South Bend and Chicago and is within one-half hour from the sparkling waters of Lake Michigan.

A drawback for some may be the fact that Buchanan Township does not provide municipal water and sewer services for the entire Township. The Township owns the water and sewer lines and contract with the city for additional services. In addition, there is no industrial tax base to relieve the tax burden on the community. As a joint venture with the City, the Township welcomes new industry within the industrial park to increase the job and tax base. For a family with young children, it is an ideal place to live.

Community Vision

In the next two decades, the community would like to establish a public park.



Geese on the St. Joseph River

All Demographic Information is based upon the 2009 Census Estimate

Population

1980 Census	3,571	
1990 Census	3,402	4.73 % decrease
2000 Census	3,510	3.17 % increase
2009 Census Estimate	3,628	3.36 % increase

Personal Income

Median Family	\$63,926.00
Average per Capita	\$30,460.00
Median Household	\$56,250.00

Labor Force

Total Work Force	1,646
Unemployment Rate	5.8 %

Principal Economic Base Employers

FAPCO	200 Employees
Harding's Friendly Market	40 Employees

Housing

Number of Dwellings	1,581
Owner Occupied	1,278
Renter Occupied	68
Median Rent	\$777
Median Home Value	\$159,400

Building Permits – 2006

(This is the most current data supplied.)

	<u>Number Issued</u>	<u>Dollar Amount</u>
Residential	16	\$3,079,786.00
Commercial	3	\$76,365.00
Other	64	\$905,997.63
Total	83	\$4,062,148.63



Waterfall at Bear Cave Resort

Government

Municipal Hall

Buchanan Township Hall
15235 North Main Street
Buchanan, MI 49107
Phone: (269) 695-6442
Fax: (269) 695-7715
www.buchanantownship.net

Council Meetings

First and third Thursday 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

Andrew Vavra
(District 10)
7120 W. Elm Valley Road
Three Oaks MI 49128
Phone: (269) 756-7162
vavrafamily@qtm.net

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



Buchanan Township Hall

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

Buchanan Township is served by the following school districts:

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

Galien Township Schools
122 E. Southeastern Avenue
Galien MI 49113
Phone: (269) 545-3364
Enrollment: 185

River Valley School District
15480 Three Oaks Road
Three Oaks MI 49128
Phone: (269) 756-9541
Enrollment: 721



Fernwood Botanical Gardens
and Nature Preserve

Public Services

Police

Buchanan Township does not have its own police force. The Michigan State Police and the Berrien County Sheriff's Department cover the Township.

Michigan State Police – Niles Post
(269) 683-4411
Berrien County Sheriff's Department
(269) 683-5274 x4900

Fire

Fire Chief: Tim Jesswein
Phone: (269) 695-9385
Number of Stations: 1
Professional Firemen: 0
Part-Time Paid: 20
Volunteers: 0
Insurance Rate Classes: 6 and 9

Trash Collection

Reliable Disposal at (269) 465-3773
The Garbage Company at (269) 429-3431
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

Buchanan Township Hall
Phone: (269) 695-6442
Source: Individual Wells

City of Buchanan Water Department
Phone: (269) 695-0257

Sewer

Buchanan Township Hall
Phone: (269) 695-6442
System Type: Septic Tanks

Buchanan Waste Water Treatment Plant
Phone: (269) 695-5291

Telephone

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

Comcast Phone & Internet
Phone: (800) 266-2278

Gas

Semco Energy Company
Phone: (800) 624-2019

Electric

American Electric Power Company
Phone: (800) 311-6424

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
Township	0.7171
Special Voted	0.0000
Subtotal	8.1748



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	13.3699
Non-Homestead (Business)	31.3699

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

13.3699
31.3699

Galien

State Education Tax	6.0000
Non-Homestead (Business)	18.0000
Extra Voted Building & Site	0.0000
Debt Retirement	2.6500
Berrien RESA	0.1745
Special Education	2.1954

11.0199
29.0199

River Valley

State Education Tax	6.0000
Non-Homestead (Business)	18.0000
Extra Voted Building & Site	0.0000
Debt Retirement	0.0000
Berrien RESA	0.1745
Special Education	2.1954

8.3699
26.3699



Fernwood Botanical Gardens
Herb & Sensory Garden

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



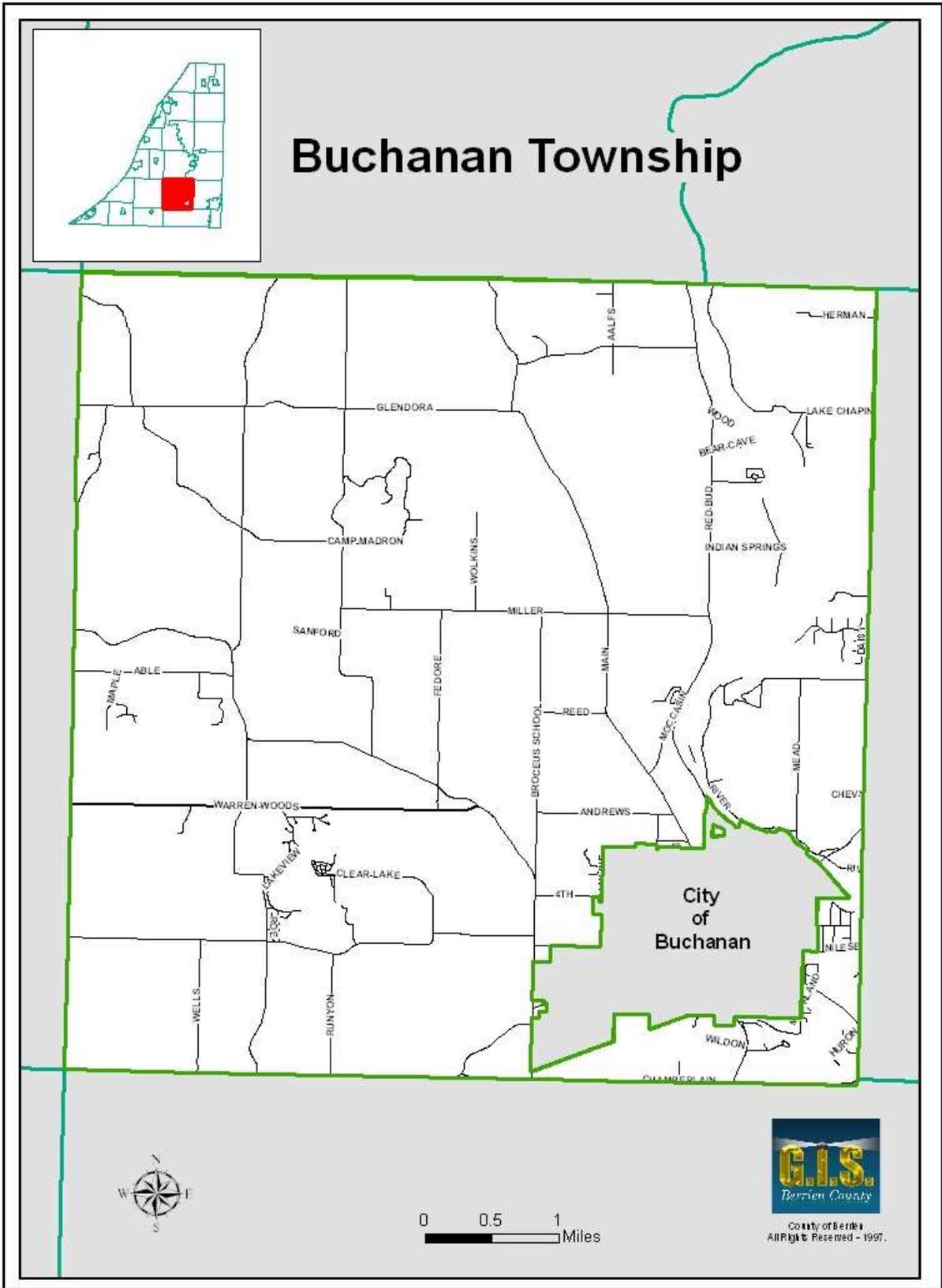
Chamber of Commerce

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.