

Three Oaks Township

History

In 1835 the Richard Love family settled in the territory which would become Three Oaks Township. The family found it to be land covered with dense forests, thick underbrush and marshes in which cranberries grew. The forest offered a rich variety of trees including maple, oak, sycamore, elm, walnut, cherry, birch, bass, ash, tulip, and ironwood.

Many of the early settlers were very experienced pioneers from Kentucky, who were well-versed in wresting civilization from the wilderness. Settlers from New York and New England followed. Although these Easterners were better educated than the former Kentuckians, they were less able to deal with the demands of the pioneer life. These early settlers were further intermingled with an influx of German immigrants, who were highly skilled in the industrial trades. These diverse groups of settlers provided the area with farmers, lumbermen, trades-people, teachers, lawyers, politicians, doctors, and hunters.

Originally part of New Buffalo Township, Three Oaks Township was officially organized as a separate township in 1856. The name, "Three Oaks," was chosen because of the three large oaks in the Township, which stood so closely together, that, when in full leaf, gave the appearance of being one tree.

With the building of the Michigan Central Railroad, the need for cutting large amounts of timber was created. It is estimated that the average annual cut of cordwood in the Township from 1850 to 1875 was 12,000 cords, valued from \$18,000 to \$30,000. With the removal of the timber, the many wetlands dried making way for pastures and farmland. This rural environment has endured and is still predominant in the Township.

Observations

Three Oaks Township is beautifully situated within easy reach of Lake Michigan amidst rolling green pastures. The community has convenient access to South Bend, Chicago and major Midwest markets. The Township has the amenities of the Village of Three Oaks, the area's center of activity, with beautiful parks and an excellent school system offered. The Township and Village have a joint police and fire department. Although its rural atmosphere has endured, industries have also found a welcome location. Three Oaks Township is known for its abundance of U-Picks due to the presence of the fruit farming industry.

The Township's financial resources are mainly derived through the tax contributions of a nearby well-managed landfill. The market values of residential properties are considerably lower than those in New Buffalo, only eight miles west on U.S. 12 and could prove to have good investment potential.

Community Vision

- Encourage industrial development.
- Attract more tourists to the Three Oaks area.
- Increase the number of accommodations.



All Demographic Information is based upon the 2009 Census Estimate

Population

1980 Census	3,045	
1990 Census	2,952	3.05 % decrease
2000 Census	2,949	0.10 % decrease
2009 Census Estimate	2,784	5.60 % increase

Personal Income

Median Family	\$53,446.00
Average per Capita	\$22,705.00
Median Household	\$44,583.00

Labor Force

Total Work Force	1,523
Unemployment Rate	5.8 %

Principal Economic Base Employer

H & K Machine Co.	10 employees
Village Green Construction	9 employees

Housing

Number of Dwellings	1,259
Owner Occupied	920
Renter Occupied	206
Median Rent	\$781
Median Home Value	\$130,300

Building Permits – 2010

	Number Issued	Dollar Amount
Commercial	3	\$261,483.00
Other	27	\$531,478.00
Totals	30	\$792,961.00

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

Education

Three Oaks Township is served by the following school district:

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

Government

Municipal Hall

Three Oaks Township Hall
8 East Linden
P.O. Box 55
Three Oaks, MI 49128

Phone: (269) 756-9801
Fax: (269) 756-2209
www.threeoakstownship.org

Council Meetings

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

County Commissioner

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

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

Public Services

Three Oaks Township is served by the Police, Fire and Ambulance services of the Village of Three Oaks.

Police

Chief of Police: Frank Nekvasil
Phone: (269) 759-9585
Sworn Officers (Full and Part Time): 9
Reserve Officers: 10
Civilian Employees: 0
Number of Cars: 2

Fire

Fire Chief: Dave Flick
Phone: (269) 756-7233
Number of Stations: 1
Professional Firemen: 0
Part-Time Paid: 21
Volunteers: 22
Insurance Rate Class: 7

Ambulance Service

Director: Dana Lee
Phone: (269) 756-9818
Volunteers: 15
Number of Ambulances: 2
Paramedics: 2
EMT's: 12
MFR's: 1

Trash Collection

Contact Township Hall for referrals
Phone: (269) 756-9801
Type: Independent
Pick Up Day: Monday

Recycling

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

Water

Village of Three Oaks Water Works
Phone: (269) 756-9221
Capacity: 360,000 GPD
Source: Municipal Wells

Sewer

Village of Three Oaks
Phone: (269) 756-9221
System Type: Lagoon System
Capacity: 330,000 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

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	0.7622
Special Voted	1.8796
Subtotal	10.0995

School Taxes (Berrien RESA)

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
Subtotals	

Homestead

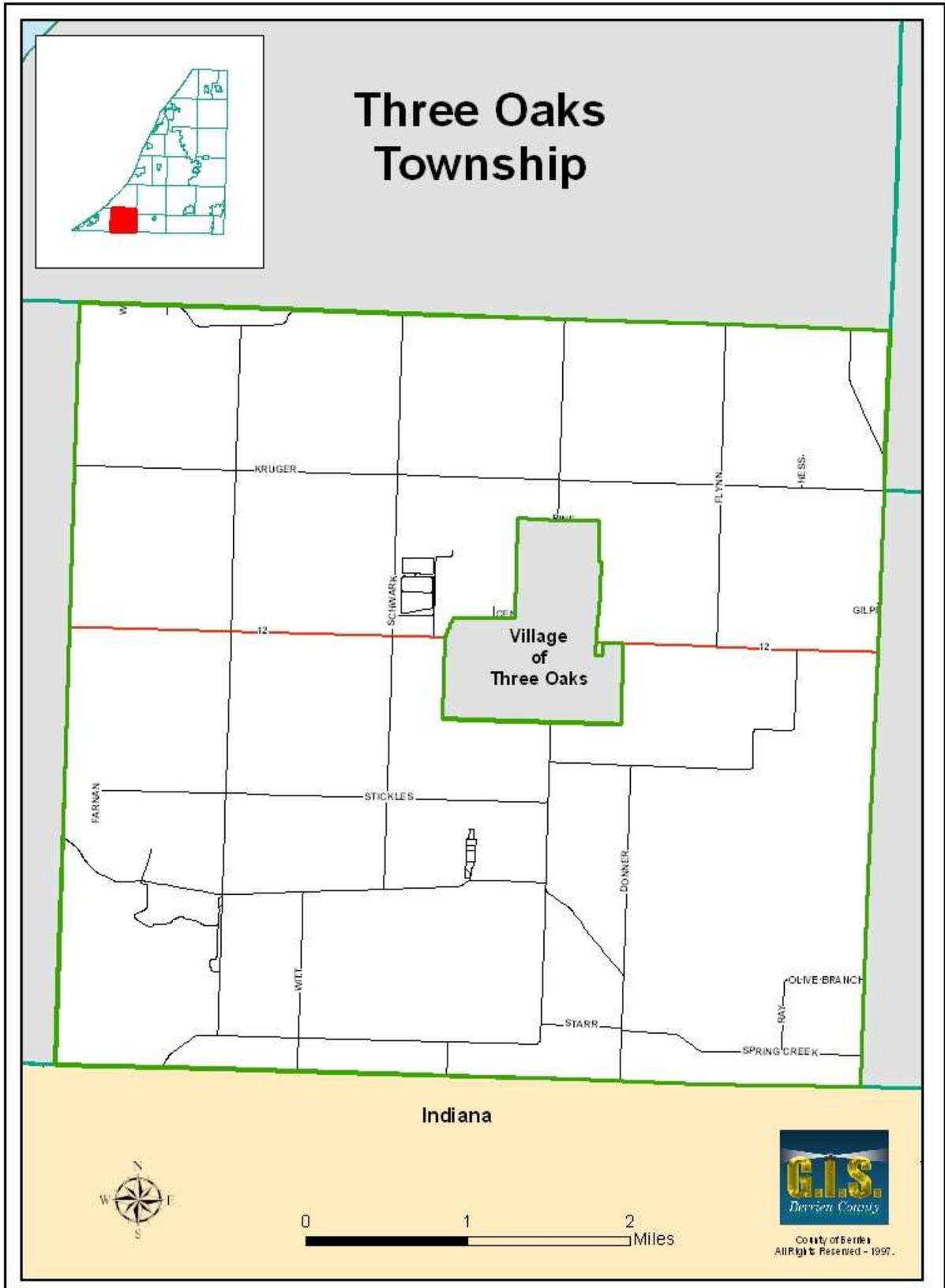
8.3699

Non-Homestead (Business)

River Valley

26.3699





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.