

Village of Three Oaks

Berrien County, Michigan

Master Plan

2002

Village of Three Oaks
14 East Maple, PO Box 155
Three Oaks, Michigan 49128
616-756-9221

Dear Residents of Three Oaks:

Our village is rich in its history. As residents, we cherish our heritage, and voice our concern and desire to maintain our small town character and charm. Since growth and change are inevitable in the life of a town, the Village of Three Oaks Planning Commission has prepared this Master Plan that deeply recognizes the concerns of our residents, while at the same time ensures our future prosperity. Preserving our small town character in its rural surrounding has never been more important in our history. The Village of Three Oaks Planning Commission has worked to provide both a plan, and guidance for our residents, so the forces of growth and development do not go unmanaged. We believe that Three Oaks will be the town of choice for families and businesses that share our vision for the future.

Seven key goals for the future that ensure the prosperity of our Village include:

1. Land Use and Economic Development that ensure the creation of meaningful jobs in balance with the wise stewardship of land;
2. Downtown Development to ensure the vitality of a Village center that provides goods and services desired by people in the area;
3. Infrastructure Maintenance and Improvements to ensure the safety and quality of our streets, sidewalks, water and sewer systems;
4. Community History, Recreation Open Space and Leisure Time Pursuits to ensure that a range of activities such as American Legion Baseball, Flag Day Parade and Apple Cider Century are always available for residents of all ages to enjoy;
5. Neighborhood and Housing Development to ensure that families with children and senior citizens alike are proud of their residents, take pride in their neighborhoods and feel safe in going about their daily lives;
6. Government Administration and Cooperation to ensure that we maintain a positive spirit and tone of mutual benefit within the Village and with other groups we depend upon for cooperation and coordination;
7. Mandatory Plan Updating Requirements to ensure that the needs and preferences of area residents will be met in the future.

This Master Plan serves as a public policy document to guide future land use and zoning decisions. The Planning Commission submits this detailed document based on well-considered input from Village residents and Township representatives. We believe it embodies the long-term aspirations of the Village of Three Oaks and ensures our future was a thriving, small, American town in rural surroundings, rich in tradition. At the same time, this plan also outlines our desires as a community to grow, to prosper, and to enhance the well being of all Village residents, while preserving our past for all future generations of Three Oaks to enjoy.

Respectfully submitted,
Village of Three Oaks Planning Commission

VILLAGE OF THREE OAKS

14 Maple Street
P.O. Box 155
Three Oaks, Michigan 49128
616-746-9221

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Section One

Introduction

Background

In 2000 and 2001 as part of the comprehensive planning for Village-wide infrastructure improvements, the Village of Three Oaks began to study current land use patterns and the potential for development which might likely occur in the future. This study identified the need to consider updating the Village zoning ordinance and the preparation of a land use plan that would illustrate the desired pattern of future development in the Village.

This document is the first Master Plan for the Village of Three Oaks and documents the process and results of the formal study of the current pattern of land use and desired pattern of future land use recommended for the Village of Three Oaks. The preparation of this Master Plan involved a review of the historic activities undertaken to prepare the zoning ordinance as well as a review of the history of planning and zoning decisions of the Village. This information was used to identify the major historic land use trends that shaped the current pattern of land use depicted on the current zoning map. This historic information, plus research and study completed during the preparation of the Master Plan, is required for the identification of issues and land use trends that will shape the pattern of land use for the Village in the 21st Century.

The Master Plan is a far ranging document. In addition to serving as a statement of how the Village wishes to develop in the future, it is used by the Planning Commission as the basis for recommending issuance of special use permission; variances from strict ordinance terms, or rezoning of land as provided by the Village Zoning Ordinance. Thus, the Plan serves as the Village of Three Oaks "official" guide for future development and acts as the primary measurement tool for the rezoning of any parcel of land.

It has been twenty-seven years since the Village first prepared the Village Zoning Ordinance. During this time, changes in the economic forces that influence population growth and development have occurred, including:

- Regional and county population growth, shifting housing development outward from the traditional Lake Michigan shoreline communities;
- The increasing trend of the desirability of small towns as a “more desirable” residential home location when compared to larger metropolitan cities;
- The proximity of the Village to state and interstate roads which allows for easy commute to jobs in Benton Harbor - St. Joseph and Niles in Michigan and South Bend and Michigan City in Indiana;
- The resurgence of seasonal and tourist retail and related commercial market demand;
- The pending construction of a land based tribal sponsored casino within close proximity to the Village; and
- Public infrastructure investment which makes the Village for attractive for residential development.

These, and other trends, have resulted in an increased demand for residential home sites, plus commercial and industrial land use in the Village of Three Oaks. In anticipation of the call for additional land use changes, the Village Planning Commission, determined that updating the future land use concept depicted within the current Zoning Map and preparation of a formal Master Plan for the Village, was necessary as the basis for updating the zoning ordinance.

Update Objective

The objective of this Master Plan is to document this review process and establish the first Village of Three Oaks Master Plan and Future Land Use Plan Map. The Village Planning Commission will use the Master Plan to review and make recommendation to the Village Council concerning all future land development matters undertaken within the Village.

Legal Basis of the Plan

Michigan law describes the duties and responsibilities of the Village of Three Oaks concerning the role of the Planning Commission and the contents of the Village

Comprehensive Plan and Future Land Use Map. The contents of the Plan are found in Section 6 of the Municipal Planning Act, P.A. 285 of 1931, as amended.

“The commission shall make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission’s judgment bear relation to the planning of the municipality. The plan, with the accompanying maps, plats, charts, and descriptive matter shall show the commission’s recommendations for the development of territory, including, among other things, the general location, character, and extend of streets, viaducts, subways, bridges, waterways, floodplains, water fronts, boulevards, parkways, playgrounds, and open spaces, the general location of public buildings and other public property, and the general location and extent of public utilities and terminals, whether public or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes: also removal, relocation, widening, narrowing, vacating, abandonment, changes of use or extension of any of the foregoing ways, grounds, open spaces, building, property, utilities or terminals; the general location, character, layout and extend of community enters and neighborhood unites; and the general character, extent and layout of the re-planning and redevelopment of blighted districts and slum areas; as well as a zoning plan....”

The law continues with instructions in Section 7 regarding the duties of the Planning Commission concerning surveys and study of existing and future conditions:

“In the preparation of such plan, the commission shall make careful and comprehensive surveys and studies of present and future conditions and future growth of the municipality and with due regard to its relation to the neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with the present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements.”

As demonstrated by the content of the act, this Master Plan fulfills the requirements of a plan. The preparation of this Master Plan advances the content and understanding of new land use recommendations needed for Village growth and development in the 21st Century.

Date of Adoption

Pursuant to Michigan law, it is the duty of the Village Planning Commission to present the Plan to the public for comment and input. The Village of Three Oaks Master Plan has been prepared in conformance with applicable Michigan law and presented to the public at a public hearing held on May 1, 2002.

The Village Planning Commission filed a copy of the Plan with the Berrien County Planning Commission, for information and coordination purposes, on April 8, 2002. Additionally, a copy of the Plan, executive summary and public hearing notice was filed with the Three Oaks Township Supervisor and Planning Commission Chair, on April 8, 2002.

The Village Planning Commission on May 1, 2002, formally adopted the Plan. The Planning Commission also requested the Village Council consider adoption of motion endorsing the Plan. The village Council approved this motion on May 8, 2002.

Section Two

History of the Village

The Early Years

Berrien County was formed by an act of the Michigan legislature in 1829. Originally, the area known as Three Oaks was part of the Township of Niles which in 1836 was divided into several townships including New Buffalo, which in 1856 was further divided to create Three Oaks Township. The name Three Oaks originated due to three very large oak-trees standing on the south side of the railroad near the west line of section 2 (Elm Street), and near enough together that when in full leaf to give the appearance of one tree.

The territory of Three Oaks was originally covered with timber, with no open prairies. Maple, beech, elm, bass, ash, sycamore, oak, cherry, hickory, butternut, black walnut, tulip tamarack, black mulberry, ironwood, soft maple and pine were in abundant supply. As a result, most of early settlers produced cord wood for transport to Chicago. In 1850, Henry Chamberlin contracted to deliver 2,000 cords of wood, to be delivered on cars loaded at a Michigan Central Rail Road Ride-track located in the soon to be organized Village of Three Oaks.

The location of the side-track, establishment of a post office in 1849, location of a store in 1854 by Joseph G. Ames, and opening of a shoe store and tavern established the areas as a predominate business center. Other than the addition of a few sawmills, growth was slow until the location of a “stave & heading mill” in 1862 and location of two handle factories in 1868 and 1874.

From 1863 to 1867 a large number of businesses and homes were constructed in and near, the soon to be established Village. The Township Hall was constructed (1866), first school house built (1877), and four churches were also built during this period.

Approximately 500 people lived in area that would become the Village with another 200 residing in the hinterlands. Local businesses included two drug stores, three general stores, two hardware stores, four groceries, two saloons, two milliners, two wagon makers/repair shops, two black-smith shops, two meat-markets, one bakers, one photograph0gallery, three boot-shoe stores, one barber ship, one copper shop, two harness shops and one printing-shop, among others.

Village Incorporation

The act of incorporation of the Village of Three Oaks was approved on March 20, 1867. On April 2, 1867, sixty-one voters elected William Chamberlin, President; Horace R. Pike, Robert D. Cross, Benjamin Sheffield, and Rudolph B. Goit, Trustees; Thomas C. Bradley, Recorder and Luther Sage, Treasurer. At this first meeting, action was approved naming all streets and causing a map of the Village to be prepared.

The Featherbone Era

One of the most significant developments during the post civil war was securing patents by Edward K. Warren for the new substance known as “featherbone” and the 1883 organization of the Warren Featherbone Company. A factory was constructed in September 1883 for the production of this material made from the heavy quill feathers of the turkey. The featherbone material was used in dressmaking and buggy whips. By 1895, the superior product was in great demand and resulted in expanded factory space and increased employment.

The success of the Featherbone Company brought prosperity to the Village. It also aroused interest of other surrounding communities which sought to recruit the company to move or construct expansion facilities in their communities. The Three Oaks community organized a business retention program designed to retain the company in the Village to the extent that residents of the area purchased \$10,000 of stock in the company to assure its continued location in the Village.

The 1900s

With electricity available through the construction of an electric power plant in 1869, Village commercial and industrial prosperity seemed assured in the new century. The 1890s saw the entry of the automobile as principle mean of transportation and the construction of hard surface roads in the Village, including installation of brick pavers on Elm Street in 1914. The early 1900s also saw construction of concrete roads leading to New Buffalo, St. Joseph, Niles and points beyond. By 1924, the total length of Elm Street in the Village was brick pavers and reliance on the movement of goods by rail began to be lessened.

The Village continued to prosper serving as the commercial and social center of the area with the construction of a number of brick buildings including an opera house, high

school, churches, and the three story Chamberlin Memorial Museum in 1905. Volunteer fire protection, postal delivery, library, public sidewalk and other services increased as construction continued. Social, fraternal and the Village's first park, Dewey Cannon Park (1900) was established.

The Great Depression

Scholars elude that the great prosperity enjoyed by the Village began to wain during the great depression of 1929. While the Village had grown to 1,500 people, Village business and industry suffering national trends began to layoff employees and close operations, some declaring bankruptcy.

Relocation of the Warren Featherbone Company

As the clothing industry changed in the 1900s, especially the introduction of plastics as a replacement for the featherbone, the Featherbone Company modified its line of products focusing on sewing notions and other useful sewing items. Working with B.F. Goodrich the company began production of vinyl resin film garment bags, and rain wear products, including plastic waterproof baby pants. World War II interrupted the production of baby pants, as the production facilities were converted to war time products.

By 1950, the company, experiencing intense competition for its baby pants product, was facing economic uncertainty, in part, due to an old outdated factory. After a 75 year history in the Village, a decision was made to relocate the company to Georgia. By 1958, all of the Warren Featherbone Company operations were relocated to Georgia.

To mitigate the loss of employment, the company aided purchasing agent Oscar Koll, to establish a company by providing patterns and start-up technology. This company prospered and became the Knoll Division of Gerber Baby Foods which became the largest producer of baby pants in the world and a chief competitor of Warren Featherbone Company. Gerber moved from the Village in the 1980s and the building was sold to Shepard Products, a hardware products manufacturer.

E.K. Warren's Conservation Legacy

As noteworthy as the Warren Featherbone legacy is to the Three Oaks community, the acquisition and dedication of land for open space protection by E.K. Warren overshadows his business history. In 1878, Warren purchased 300 acres of the last remaining virgin beech maple forest in the Midwest; now known as Warren Woods. Several years later he

acquired approximately 250 acres of Lake Michigan sand dune property, to preserve the 240 foot high dune escape from industrialization.

To assure continued conservation goals prior to his death in 1919, Warren formed the E.K. Warren Foundation to preserve these properties. The Foundation subsequently leased these to the state of Michigan, thus forming the basis for the 1,700 acres Warren Dunes State Park.

Section Three

Summary of Historic Land Planning Efforts

History of the Village Zoning Ordinance

The Village Council adopted the first Village Zoning Ordinance in February 1974. While the ordinance has been amended several times for rezoning individual properties in the Village, the only text revision occurred in late 1977.

Zoning Plan for Future Land Use

Interviews with Village officials and others concerning the preparation of the Village Zoning Ordinance, reveals a considerable amount of discussion was undertaken concerning the nature and extent of future development of the Village at the time the zoning ordinance was prepared. The interviews reveal that the zoning ordinance map details the land uses desired by the Village. Those interviews disclosed that since the Village had no planning Commission, the zoning ordinance map served the dual purpose as the Village Future Land Use Plan and Zoning map. The dual-purpose zoning map was prepared after a series of public meetings to provide an opportunity for residents and other interested parties to discuss future growth and the desired pattern of future land use.

The 1977 Zoning Map documented a Future Land Use Plan that:

- Recognized the total area of the Village might expand in the future as the Village water and sewer system was extended outward from the center of the Village,
- Acknowledged that the majority of new development would be residential and most likely result in total development of the Village at, or near, the turn of the 21st Century,
- Acknowledged that the major commercial/retail focus would remain in the central downtown area, however some highway related commercial development would occur along Highway Route 12 especially in the western portion of the Village, and
- Acknowledged a small industrial area would likely develop and expand in the western portion of the Village.

Future Land Use Plan

The 1977 Zoning Ordinance Map is reproduced as Figure 1, on the following page.

Accomplishments

Careful observation of the current pattern of land use in the Village discloses the Future Land Use Plan displayed by the zoning ordinance map has been the basis for most decisions concerning future development within Village. Study of the map reveals that residential and commercial development has occurred in accordance with the 1977 map.

Figure 1 - 1977 Zoning Ordinance Map

Section Four

Existing Land Use Analysis

Land Use Survey

During the month of July 2001, a survey of all properties in the Village was conducted to identify the characteristics and location of all land uses in the Village. The purpose of the survey is to record the current use of land and buildings in the Village as observed from the street as the surveyor drives or walks each street in the Village. The information observed was color coded onto a Village base map, reproduced as figure 2 on page 15. The information was entered into a computer aided mapping program to calculate the amount of land used for each of the land uses observed.

The recording process identified a number of existing land uses including:

- Residential; single-family living units,
- Commercial, retail and office related uses,
- Industrial and related uses, and
- Parks and recreational uses including open space and vacant land.

Existing Land Use Tabulations

Table 1 contains the data from the land use survey. Information gathered in the survey shows that about 60 percent of the Village is developed with about 35 percent of the Village developed with residential uses.

The survey showed that about eight percent of the Village was in commercial land use and approximately three percent in industrial.

Unfortunately there is no historical information documenting land use. Thus no analysis can be made concerning the changes of land use between planning assessments.

Table 1 - Existing Land Use - 2000		
Land Use	Acres	% Total
Residential	189.500	36.60%

Table 1 - Existing Land Use - 2000		
Commercial	41.980	8.10%
Industrial	15.190	2.90%
Public - Village & Township	13.840	2.70%
Public - Churches, Parks & School	46.450	9.00%
Vacant & Agricultural	210.180	40.60%
Sub Total	517.140	99.90%
Rights-of-Way	101.520	
Grand Total	618.660	
Sources: 2001 Survey by Wightman Associates, Inc. Note: Percent may not equal 100 due to rounding.		

Significant Findings and Conclusions

There are several significant findings illustrated by this information:

1. **Pattern of Land use shows conformance with zoning map.**

The pattern of land uses called for in the current zoning map and its conceptual plan embodied therein, has guided the actual development of various land uses. It is evident from observation of the pattern of land use and the zoning plan, that almost all development has taken place in accordance with the future land use plan embodied in the zoning ordinance map.

2. **Village Over 60 Percent Built**

The village is about sixty percent developed with most of remaining developable land allocated for residential land uses. There is limited commercial industrial land available that can easily be developed.

3. **Route 12 is Major Access Way to Development Land**

Of the vacant land to be developed in the Village, almost all of the land is proximate to Route 12. Some of the land will require installation of infrastructure

and street access. The importance of Route 12 to future development and the provision of access cannot be overstated.

4. **Downtown Redevelopment Opportunities Emphasized**

Due to the emphasis of retail and other commercial development expected to occur along Highway Route 12 in the future, emphasis to redevelop existing properties will be of greater concern. Emphasis toward rehabilitation of existing property for current commercial and retail needs will become of greater concern to the Village in the future.

5. **Residential Housing Type Diversification to be Sought**

Additional demand for new and different housing types may become more evident as land becomes more scarce, especially adult community or senior housing accommodations intended to be occupied by current Village residents.

Figure 2 - existing land use - 2001 map

Section Five

“Key” Persons and Household Surveys

Introduction

To begin the planning process, a survey was prepared and mailed to each household and business in the Village. In addition, a separate interview with (or a written survey issued to) “key” leaders in the community. The consulting team interviewed each “key” person and collected information, observations and answers to the predetermined questions listed on a discussion survey. The objective of the survey and interview process was to gather information concerning the validity of the current Future Land Use Plan as depicted within the current Zoning Ordinance, and to identify critical issues that should be addressed while preparing the Master Plan and updating the Future Land Use Plan Map.

To allow residents and business owners the opportunity to have direct input into the process, an open agenda item was also scheduled at the monthly planning commission meeting for the purpose of gathering input and discussing the update process and current progress. The purpose of this agenda item was to provide an opportunity for residents and others with interest to discuss specific issues and concerns which should be addressed during the process of preparing the Master Plan prior to holding a formal public hearing.

To assure proper public participation, notice of the sessions were provided to the news media and formally posted according to legal public notification requirements. Additionally, specific invitations were extended to organizations and individuals to contribute in the process at various stages of the preparation of the Master Plan.

Key Persons Interviews

Over 25 personal or written interviews were completed with key officials and residents of the Village. The full text of the questionnaire used to guide the questions and discussion process is contained in the appendix. Table 2 contains a summary of the principal results of the survey.

Table 2 - Key Findings - Interview Process
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What are “best attributes” of the Village?
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- Peaceful small town
- Work in Town
- Quite a bit to do in town
- Village takes care of residents
- Close to “bigger cities”
- Park, library, events
- Good business neighbors
- Great place to raise a family
- Happy with things as they are
- Village does a fine job
- Reasonable taxes
- Lived here “all my life”
- Churches and related activities
- Can “step back into time”
- Interested people moving into community
- Village offers more than neighbor communities
- Businesses “working together”
- Good place - “Like it as it is”

What are important issues facing the Village?

- Industrial park
- More retail downtown
- Historic designation
- Casino impact
- Fix-up signage
- Keeping taxes “in line”
- Fix sidewalks
- Township/Village relations
- Long-term planning
- Additional housing
- Clean-up business buildings
- Market identity for Town
- Improve street surfaces
- Job attraction
- Improve resident communication
- Widen working partnership with Township
- Keep high school grads in town
- Improvement to and along Route 12
- Village - Township joint planning
- Hold on growth due to sewer problems

Household Survey

During the first and second week of October 2001, a total 688 household surveys were mailed to every household and businesses in the Village. A total of 117 usable surveys were returned resulting in a 17.0 percent response rate. This equates to a 95 percent confidence interval within 6.7 percent. The consulting team believes this response rate is adequate to allow the results to be used as a representation of the overall opinion of residents of the Village of Three Oaks. Table 3 contains a summary of the principal results of the survey.

Concerning immediate planning issues to be addressed in the Master Plan updating process, the residents and business owners who responded indicate that:

- Almost one-half of the respondents indicate they receive information concerning Village activities via word of mouth and eight percent through newspapers.

- To increase communication additional newspaper coverage is preferred.
- The top priority for expenditure of taxes is: 1) street/sidewalk maintenance, 2) police and fire services and 3) promotion of additional commercial growth.
- A preference exists for more single family residential development opposed to additional multi or duplex development.
- Strong preference was indicated for additional commercial and industrial development in the Village.
- Slightly less than 20 percent of respondents indicate very poor or poor familiarity with Village activities with over 55 percent indicating average familiarity. Over 25 percent of respondents indicate good or very good familiarity with Village activities.

Significance to the Comprehensive Plan Update

The household, key person and public input received can be viewed as providing a focus or direction for part of the planning analysis. Based on the result of the public comments, certain topics obviously hold great concern to the participants. Interestingly, the concerns consistently voiced in the survey and public comments are almost identical to those identified by the Planning Commission members as the need to prepare the Master Plan.

Table 3 - Key Findings - Household Survey

1. Communication with residents and business owners should be improved.
2. Maintenance of infrastructure is highest concern of respondents.
3. Development of the Industrial Park is a top priority.
4. Commercial development, especially in the downtown is the second highest priority.
5. Beautification of streetscape is third highest priority.
6. New development preference is for single family homes opposed to multi-family.
7. A bakery, restaurant and supermarket (or convenience store) is desired for the downtown.

Section Six

Socioeconomic Analysis

Historic Population Growth Trends

Total Village population, as recorded in each decennial census, from 1950 to 1990 is shown in Table 4. As shown by this data, the period of 1950 through 1960 saw the greatest growth in population. Population growth began to subside in the 1970s, probably due to the higher unemployment within the County during this period. A slow and sustained population growth trend has resumed during the past three decades. The most limiting factor to continuing this growth trend in the future is the amount of land available within the Village for new residential development.

Table 4 - Village Population Counts 1950-2000			
Year	Count	Increase (Decrease)	% Change
1950	1,572	-	-
1960	1,763	191	12.20%
1970	1,750	(13)	(7.00%)
1980	1,774	24	1.40%
1990	1,786	12	70.00%
2000	1,829	43	2.40%

Source: US Census

Census 2000 Village and Township Population

The results of the 2000 Census was released in the spring of 2001. The data shows the Village increased population by 43 persons since 1990. The “first release” data, which is subject to challenge and verification by local communities, shows the Village population currently is 1,829. Census reports Three Oaks Township as having a current population of 2,949 persons, a decrease of three persons from the population reported in 1990.

Based on the 2000 census, the combine Village and Township population totals 4,778 persons. The combined population which is now nearing 5,0000, is important as many businesses which seek to locate in small communities look for retail markets having a minimum of 5,000 persons.

This population data shows the Village is growing slowly. The suspected reason behind this population increase is sales of homes by persons nearing, or at, retirement age, having no children living at home, to young families with children. Also evident is a trend of newer residents locating in the Village to raise a family in a smaller town environment.

Projected Population Year 2020

The Southwest Michigan (Regional Planning) Commission (SMC), is the repository for Census data within the three counties which comprise southwest Michigan. In this capacity, the Southwest Michigan Commission distributes population projections prepared by the Michigan Department of Management and Budget, Office of the State Demographer. In the following table, Table - 5, population projection for the years 2010 and 2020, as issued by the Southwestern Michigan Commission are shown. For analysis purposes, Claritas, Inc., data is also presented for the year 2000 and 2005.

Table 5 - Village 2020 Population Projections	
Population 2000 - US Census	1,829
2000 Population Projection (DMB)	1,797
2000 Population Estimate (Claritas)	1,817
2005 Population Projection (Claritas)	1,840
2010 Population Projection (DMB)	1,780
2020 Population Projection (DMB)	1,759
Sources:	
US Census, Claritas, Inc., and State of Michigan, Department of Management and Budget (DMB), Office of the State Demographer	

Village Population Projection for the Planning Period

This data shows that the “Official State” projections are lower than those issued by Claritas, Inc. From this data it can be concluded that the “official” population projections may underestimate the future population of the Village, under the assumption that current demographic changes continue into the future. The consulting team has concluded from the data and information shown, the 2020-population projection of the Village should range between 1,900 to 2,000 persons. This range is projected on the belief that a sizable number of new single family dwelling units will be constructed in the Village to house younger families in the future plus the forecast of a substantial number of new homes required for the pending construction of the casino in nearby New Buffalo Township. In addition, the trend toward the sale of existing homes to families with children, will raise the average number of persons living in each dwelling unit after 2005.

Projected Increase in Households 2005

Table 6 contains information concerning the number of new households expected to reside in the Village in the year 2005, as issued by Claritas, Inc. As shown, the Village is expected to increase by approximately 12 households, or an annual average of 2.5 households each year during the period between 2000 and 2005. Construction of new residential dwelling units will be required to accommodate this future populations growth.

Table 6 - Household Projections - 2005	
Population 2000	1,829
Projected Population 2005	1,840
Increase in Population 2000-2005	11
Households 2000	741
Households 2005	753
Increase in Households 2000-2005	12
Source: Claritas, Inc.	

Trend of Village Persons per household Ratio

The number of persons living in each individual household has experienced a downward trend during the past several census. Data showing the persons per household ratio is shown in Table 7.

Table 7 - Persons Per Household Trends	
Year	Ratio
2005	2.44
2000	2.49
1990	2.59
1980	2.8

Source: US Census & Claritas, Inc.

As shown by this data, the ratio decreased during the period between the 1980 and 1990 Census by 0.19 persons. The ratio is also projected to decrease between the 1990 and the 2000 U.S. Census by 0.10 persons. An additional decrease is projected for the period between 2000 and 2005.

These trends document the “overall” aging population within the Village and the growing tendency toward smaller households. Counteracting this trend is the previously mentioned influx of new families having children which most likely is helping this ratio to remain above 2.0. A ratio of close to 2.0 is common in more mature communities where a majority of the population is nearing retirement age and no longer have children living at home.

Demographic Profile of the Village

Unfortunately, the only data available for analysis is from the 1990 census which is now ten year old. While this data is out of date, the information reveals certain trends concerning the characteristics of the population which affect land use decisions. To aid

analysis, certain information is referenced from the Claritas source where appropriate. Census 2000 has been incorporated where appropriate.

With the release of additional 2000 U.S. Census data in the future, the Village Planning Commission will have additional information to assess the population characteristics of the Village. The Planning Commission will reevaluate this section of the Plan, as such information becomes available. Any resultant changes to the Plan necessitated by these evaluations would be offered as an amendment to the Plan.

Of specific importance to the future of the Village is data concerning the age of the population and householder. Three Oaks historically developed as a “small town center” having a robust commercial and retail downtown and industrial district centered within an active surrounding agricultural farming region.

As the children of Village families grew older and moved away, the parents remained. The number of persons per household document this trend. This trend will continue in the future but will be countered by new families moving into the Village to repeat the cycle of raising a family in the Village.

Sex and Racial Composition

Table 8 presents data on the number of males and females plus the racial composition of Village residents. As shown by this data, there are slightly more females in the population. The racial composition is predominantly white with a small representation of minorities.

Table 8 - Sex and Racial Composition of Village Residents - 2000		
Sex	Count	Percent
Male	896	49.0%
Female	933	51.0%
Race		
White	1,762	96.3%

Table 8 - Sex and Racial Composition of Village Residents - 2000		
Black	17	0.9%
American Indian	14	0.8%
Asian & Pacific Islander	2	0.1%
Others	12	0.7%
Source: U.S. Census. Percent Total may not equal 100 due to rounding.		

Age of Village Residents

The Census data for the year 2000 displayed in Table 9, shows the age of Village residents by various age groupings. The information shows the Village represents a rather old and young aged community at the same time. Almost 30 percent of the population in 2000 are children of school age or younger. Over 36 percent of the residents are aged between 20 and 44 years, which are the ages in which most families raise children. About 15 percent of the population is of retirement age and almost 19 percent in the pre-retirement age group.

The significance of this information is the Village has a rather large number of families with children. The Village will continue to be faced with supplying services for younger families. Additionally, the number of residents at or nearing retirement age is also a significant proportion of the population of the Village. This trend indicates the need for senior services will be in greater demand in the future and the ability of retirees to maintain single family homes may become more difficult in the future.

Table 9 - Age Composition of Village Residents - 2000		
Age Grouping	Count	Percent Total
0-5 years	152	8.3%
5 - 19 years	395	21.6%

Table 9 - Age Composition of Village Residents - 2000		
20 - 24 years	123	6.7%
25 - 44 years	537	29.4%
45 - 59 years	343	18.8%
60 - 84 years	252	13.8%
85 and more years	27	1.5%
Source: Claritas, Inc. Percent total may not equal 100 due to rounding.		

Educational Attainment

Another important characteristic of the residents of the Village is their education attainment. Information for the 1990 U.S. Census displayed in Table 10, shows residents of the Village hold a higher education level than most other communities. In 1990, almost 43 percent of the persons 25 years and older had received a high school diploma and almost 33 percent had a college degree or some college education.

Table 10 - Educational Attainment		
Educational Attainment	Count	% Total
9 th to 12 th grade, no diploma	263	23.7%
High School graduate	483	43.6%
Some College and those with Degrees	363	32.7%
Total - persons 25+ years	1,109	100.0%
Source: US Census 1990 Percent total may not equal 100 due to rounding.		

Householder and Family Information

An important consideration for the planning of any community is gaining a complete understanding of the number and type of households within the community. The number of households is an indicator of the number and type of housing units that will be required to house residents of the Village. Table 11 contains information concerning the number of households and the average number of persons residing in each household. This average person per household ratio is slightly less than reported in the 1990 U.S. Census and shows the overall national trend of fewer persons per household and the increase of single person households across the nation. Unique to the Village is 254 non-family households of which 217 are sing-person householders living alone. Of these, 91 are householders aged 65 years and above.

Table 11 - Household Data and Information - 2000	
Number of Households	741
Persons per household	2.47
Total Families	487
Source U.S. Census	

Housing Unit Information

The US Census recorded a total of 800 housing units in the Village in 2000. The 1990 census reported a total of 744 housing units. The Village has increased the number of housing units by 56 total units or on an annual average basis, 5.6 units per year.

The Village housing stock is predominately owner occupied (73.1%). Of the 59 vacant housing units reported in the census, 8 units were indicated as being used for seasonal or periodic use.

Data concerning the status of the units was also reported in the 2000 census. The data showed that 4.9 percent of the owner occupied housing units were vacant and that 3.4 percent of the rental units were vacant at the time the census was taken.

Table 12 - 2000 Housing Unit Information	
Total Count 2000 (Census)	800
Total Housing Units - 1990 (Census)	744
Total Vacant Housing Units	59
Percent Vacant Housing Units	7.4%
Total Owner Occupied housing Units	542
Percent Owner Occupied Housing Units	73.1%
Total Renter Occupied Housing Units	199
Percent Renter Occupied Housing Units	26.99%
Source: US Census 2000 & 1990	

Tenure in Dwelling Unit

The 1990 Census provides information concerning the date when the household first moved into the Village and how long they have occupied their current dwelling unit. This information is helpful in gaining an understanding of the propensity of Village residents to relocate, the annual “movership” rate. This information shows that almost 56 percent of the households moved into the Village during the period before 1980. Almost 28 percent of the occupants moved into the Village, between 1980 and 1988 with the remaining 16 percent moving in the year before the 1990 census.

It can be concluded that a large portion of the responses are from persons who are likely the original dwelling owners and represent the group that chose the Village as their long-term home location and most likely are at or near retirement age. The next largest group of households are those that took residency in the Village during the late 1980s, who most likely represent new families with children.

Table 13 - 1990 Tenure in Current Dwelling Unit		
Year Moved Into Unit	Total Units	Percent
1989 to March 1990	108	15.6%
1985 to 1988	196	28.2%
1980 to 1985	80	11.5%
1970 to 1979	129	18.6%
1960 to 1969	56	8.1%
Before 1960	125	18.0%
Source: US Census Percent total may not equal 100 due to rounding.		

Type of Housing Units and Value of Owner-Occupied Units

The last descriptor of housing in the Village is the number of units within each residential structure and the value of owner occupied housing units. This data is shown in Table 14 and Table 15.

Data in Table 14 documents the predominance of single family housing units, amounting to about 77 percent of all units within the Village. Multi-family housing units total almost 18 percent of all housing units and mobile homes and other units almost 5 percent.

Table 15 reports data concerning the value of housing units at the time of the 1990 census. The data shows that about 98 percent of the homes were valued less than \$99,999 with approximately 2 percent of the remaining housing units valued between \$100,000 and \$199,999. Only one housing unit was valued at or more than \$200,000.

Table 14 - 1990 Units in Structure		
Type of Unit	Number	Percent Total
1-Unit, Detached (1)	569	76.50%
1-Unit, Attached (2)	6	0.80%

Table 14 - 1990 Units in Structure		
2 to 4 Units (3)	83	11.20%
5 to 9 Units	14	1.90%
10 or More Units	39	5.20%
Mobile Home or Other	33	4.40%
Source: US Census Percent total may not equal 100 due to rounding Notes: 1. 1-Unit, Detached is a house detached from any other. 2. 1-Unit, Attached is a one-family house attached to one or more houses. 3. A building with two apartments.		

Table 15 - Value of Owner Occupied Housing Units - 1990		
Value of Unit	Number	Percent Total
Less than \$50,000	309	70.90%
\$50,000 to \$99,999	118	27.1%
\$100,000 to \$149,999	4	0.9%
\$150,000 to \$199,999	4	0.9%
\$200,000 to \$299,999	1	0.2%
\$300,000 or More	0	0.0%
Medial Home Value	\$40,500	
Source: US Census Percent Total may not equal 100 due to rounding.		

Civilian Labor Force Information

Information gathered in the 1990 Census shows that the Village had a labor force of 899 persons of which slightly less than 8 percent were unemployed at the time of the census

was taken. Data for the type of positions held by the residents is shown in Table 16. This information shows that a majority of Village residents are employed in technical, sales administrative support and services positions or hold positions in precious production, crafts and repair positions.

Additional 1990 Census information shows the principal means for the workers' journey to work was driving alone in their car (79.7%). The information shows almost 98 percent of the Village resident workforce travel an average of almost 30 minutes to work indicating almost all Village residents travel outside the Village for their employment.

Table 16 - Occupation of Employed Village Residents - 1990		
Total Employed Persons	827	100.0%
Managerial and Professions	58	7.0%
Technical, Sales, and Administrative Support	255	30.8%
Service Occupations	181	21.9%
Farming, Forestry and Fishing	10	1.2%
Precision Production, Crafts and Repair	158	19.1%
Operator, Fabricators and Laborers	165	20.0%
Source: US Census 1990 Employees 16 years and older. Percent total may not equal 100 due to rounding.		

Household, Family and Per Capita Income Data

Claritas, Inc. Reports several items of data which are used to show the amount of available income within the Village used for housing and shopping expenses. This information is contained in Table 17.

As shown by the data, the growth of income of residents during the period of 1989 and 2000 has been very generous, ranging between 58 to 65 percent during the ten-year period, on a household and family basis. This same trend is projected to occur in the future, as incomes are expected to grow between 22 and 25 percent in the next five years.

Table 17 - Selected Income Data - 1989, 2000 & 2005					
Item\Year	1989	2000	% Change	2005	% Change
Average Household Income	\$28,118	\$44,456	58.1%	\$54,757	23.2%
Average Family Income	\$33,703	\$53,518	58.8%	\$65,140	21.7%
Per Capita Income	\$10,847	\$17,885	64.9%	\$22,409	25.3%
Source: US Census 1990 & Claritas, Inc.					

Major Employers

The strength of any community lies in its ability to provide employment and generate taxes to support government services. Table 18 shows that Shepard Products is the largest employer in the Village.

Table 18 - Top Village Private Employers - 2000
Shepard Hardware Products, Inc.....100 employees
Source: Three Oaks Community Profile, Berrien County Economic Development Dept.

Trend of Taxable Valuation

One major indicator of the wealth and economic stability of any community is the total assessed valuation of the residential, commercial and industrial properties in the community. For communities to borrow funds for improvements, the amount and annual growth of the total taxable valuation is reviewed by lenders when deciding to loan funds to a community. All communities want a strong growth trend in the total amount of assessed valuation. This allows the community to borrow funds at reasonable rates for making long-term improvements to the roads, streets, water, sewer and drainage systems.

In Table 19, the most current and past four years total assessed valuation for residential, commercial, industrial and vacant land within the village is reported. As shown by this

data, the Village has experienced a steady increase in its total taxable valuation. This information shows the Village will be viewed as a good candidate for the borrowing of funds for various improvements, if determined necessary by the Village council.

Table 19 - Total Taxable Valuation Trends		
Tax Year	Amount	Percent Change
2001	\$26,730,144	6.0%
2000	\$25,210,542	90.0%
1999	\$24,995,428	73.0%
1998	\$23,286,558	2.8%
1997	\$22,663,165	-

Source: County Equalization Department

Section Seven

Community Services

Introduction

The Village provides many services. Besides fire and police protection, the Village provides a wide range of services including distribution of water, wastewater collection, storm water management, among others. Library and educational needs of Village residents are provided by independent taxing bodies. In addition to these services, the Village provides building construction and fire safety inspection services.

Municipal Utilities

Of all services provided by the Village, municipal utilities are the largest responsibility and most visible. The Village owns and maintains water transmission and sewage collection lines. These supply services to almost all of the Village land area. The Village is responsible for expansion, maintenance and replacement needs of both systems. Figure 3 and 4 contain maps of the current systems and service areas.

Water Treatment and Distribution

The Village of Three Oaks water system was originally constructed in 1896. It consisted of a 36,000 gallon elevated storage tank, a distribution system containing 2, 4 and 6 inch pipe and two wells. In 1927, the system was purchased by the Indiana Water Works Service company. From 1927 to 1943, the distribution system was extended and three of the five present wells were installed. In 1943 the Grosse family purchased the system and operated it as a private water utility. The Grosse family added several extensions to the system along with new hydrants and valves.

In 1970, the Village began a wastewater treatment project. It was decided the Village would base their sewer billing on water consumption. Since the water system was a private utility beyond the control of the Village, the Village Council decided to purchase the water system. The purchase was consummated in 1970 and the Village became the sole owner and operator of the water system.

There have been several major improvements to the system since 1970. The first was in 1977, when the Village dismantled the 36,000 gallon tank and built a 200,000 gallon elevated tank. At the same time, the Village looped some 8 inch water mains on the west

side of the Village. In 1991, the Village constructed an iron removal plant and installed the fifth well in the southwest corner of the Village. In 1998, the village looped a 12 inch water main around the Shepard Products site.

The majority of the distribution system network is quite old and has lasted long beyond its anticipated life. When financially feasible, the Village has been replacing water main in combination with road construction projects.

Wastewater Collection and Treatment

Wastewater (sewer) collection is provided to all homes and businesses in the Village. Wastewater is collected through 10.4 miles of pipe, located in the street right-of-way or rear property line easements, which empties into the Village's three cell lagoon treatment system. The current wastewater improvement construction project involves the separation of the storm and sanitary sewers. This is being accomplished by installing a new sanitary line and leaving the existing line to service as the storm water system. Wastewater Treatment capacity appears sufficient for current and future needs of the Village.

Figure 3 - Water system Map

Figure 4 - Wastewater System Map

Storm Water Collection and Detention System

Storm water collection is provided throughout the Village by an enclosed collection system which empties into Deer Creek. Figure 5 contains a map of the current storm water collection system.

Flood Prone Areas

The Village does not participate in the National Flood Insurance Program. Therefore, there are no Federal Emergency Management Agency maps which designates flood areas within the Village. The only suspected area which may contain flood prone land appears to be limited to areas surrounding open drains or Deer Creek. The State of Michigan Department of Environmental Quality regulates development in areas subject to flooding. A permit will be required for development in areas under their control.

The Village also may enact ordinances that restrict development of land areas subject to flooding. Adoption of such ordinance and approval by the Federal Emergency Management Agency would enter the Village into the National Flood Insurance Program and allow Village property owners to secure Federal Flood Insurance for properties subject to flood hazards.

Village Streets and Sidewalks

The Village maintains 9.4 miles of streets, most being fully improved (curb and gutter) streets, having sidewalks on one or both sides. Maintenance includes winter snow removal, street cleaning and the patching of cracks and filling of potholes. The Village public works crew will on occasion reconstruct one block of roadway each year.

Figure 5 - Storm Sewer System Map

Municipal Services

Besides infrastructure services provided by the Village, there are many other services that they Village provides. These services are reviewed in the following paragraphs:

Garbage and Trash Pick-up

The Village, through issuance of an exclusive contract, provides curbside garbage and trash pick-up including bagged lawn clippings and small brush. Recycling services are also provided by the hauler.

Fall Leaf Pick-Up

The Village provides annual fall pick-up of leaves. Removal of diseased or dead trees within 33 feet of the centerline of any street is provided by the Village.

Fire, Emergency Medical and Police Services

The Village and Three Oaks Township currently operate a joint volunteer fire department. In the near future, the Fire department will become a department of the Township and the Village will contract for fire services from the Township. The Village Police department provides twenty-four hour police services and through contract, services all of Three Oaks Township. Emergency medical services are provided by Three Oaks Ambulance Services. A brief description of the current equipment and personnel commitment is provided in the following analysis with an assessment of future needs of each department.

Fire Services

The joint Village-Township Fire Department currently operates from a fire hall centrally located in the Township. The Township and Village are finalizing the consolidation of the Fire Department as a Township Department with fire services provided by contract to the Village. This agreement may be fully executed as early as March of 2002. The Department is a volunteer department and is comprised of a Chief, Assistant Chief, two captains, a Lieutenant and 22 firefighters. To supplement services, the department participates in a mutual-aid pact with all surrounding fire departments.

The department has four firefighting vehicles and a personnel van; a 1975 tanker, 1972 pumper, a 1976 personnel van, and a 1992 pumper and a 1975 grass fire vehicle. A total of 5,700 gallons of water can be transported to a rural fire. Plan for replacement of the

1972 pumper and q975 tanker are being considered. Most of the equipment is in relatively good condition and replacement is considered on “as-needed” basis.

The Department is dispatched by the Berrien County Emergency 911 Dispatch System. Typically, the Department responds to an average of 45 calls per year with 12 or 13 personnel. Current response time averages about four minutes.

The Department seeks to provide an annual fire safety inspection of all commercial and industrial buildings in the Village and Township. Additionally, the Department has prepared a post emergency plan (Local Emergency Preparedness Operations for Natural Disaster Procedures) in 1996 to provide emergency shelter for residents and victims of fire and weather related major disasters.

The Village has an International Insurance Office (ISO) rating of 7 while the Township (outside of buildings located within 500 feet of the Village water system) have an ISO rating of 9. The last rating review was conducted in 1991.

Future needs of Department to maintain similar levels of service in light of possible future development in the Village and surrounding areas is not known, at this time. Future needs will be a function of the type of development, owner provided fire suppression systems, onsite special fire fighting equipment or material (if required) and location relative to the Village water supply system. Both pressure and fire flow are deemed important to future development of commercial and industrial land uses in areas not currently serviced by the existing Village water system.

The Department has expressed concern about fire safety of existing commercial buildings and is discussing the need for fire safety inspections upon change of occupancy and review of all building permit applications for new building and modification of existing buildings. This will assure proper fire response should the need arise.

Emergency Medical Services

Emergency Medical Services are provided by Three Oaks Ambulance Service, a not-for-profit organization supervised by a five member Board of Directors composed of two directors appointed by the Three Oaks Township Board of Trustees, two directors chosen by the volunteer members and a fifth director appointed by the Board of Directors to represent at-large community interests. The president is chosen by the volunteer

members. The service covers all the Village and Township plus emergency dispatch calls within Galien Village and Township.

The principle income for operations is derived from billing for services, typically paid by medical insurance carriers. Three Oaks Township provides an annual cash contribution and the Village of Three Oaks provides fuel, as their operating contribution. Additional income is derived from individual memberships, which provide payment for costs incurred by individuals not covered by insurance reimbursement.

Three Oaks Ambulance operates from their office located on Linden Street. The Berrien County 911 Emergency dispatch handles all emergency calls to the ambulance service. The service is staffed with 11 volunteers and one administrative staff person. Of the 11 volunteers, 8 have emergency medical technician or advanced certifications with the remaining three holding first responder certification. On an annual basis, the services responds to approximately 360 calls.

Three Oaks Ambulance has 2 ambulances. The services intends to replace a 1991 model ambulance this spring. The other ambulance is a 1994 model. Equipment is replace on the basis of useful life, typically a 3 to 5 year period.

To maintain the current level of services in light of additional housing, commercial and other development, more volunteer personnel will be required. Management reports a staffing compliment of 20 volunteers is desired in the future.

Police Services

The Village, provides 24-hour police services through a 9-person Police Department. The current staff complement contains 3 full-time and 6 part-time sworn officers and ten reserve officers. The department provides service to Three Oaks Township through an annual service contract. In addition to police services, the department also provides home security (and business) checks, provides identification checks, and sponsors school and other education programs upon request.

The department responds to approximately 2000 complaints each year. Crime statistics indicate the number of major crimes has not changed in the Village and Township during the past several years. The department has adequately responded to the amount of nature of crime in the Village however, past trends may not predict the future especially with

increased traffic anticipated on Route 12 in the future. The department prides itself in providing services to residents that respect individual security and person needs.

The department maintains 2 marked patrol vehicles. Police vehicles are replaced on a mileage basis typically with one new vehicle purchased every other year. Both cars are equipped with vide camera equipment.

The Police Station is located adjacent to the Village Hall. Assistance is scheduled to by phone message or through radio contact with the officer on patrol.

In the future, due to the increase of residential development projected in the Village and Township and increased commercial traffic along Route 12, consideration must be given to future needs of the department. Based on the potential new residential development impact of traffic for the proposed casino, additional officers and cars ma be necessary to maintain similar levels of service.

Leisure Time Pursuits

Parks and Recreation Facilities

The Village is fortunate to have a sophisticated formal parks system developed almost entirely with Village and Downtown Development Authority funds plus donations from local individuals and businesses. The Village has no formal parks and recreation plan. An officially adopted Parks and Recreation Plan approved by the Michigan Department of Natural Resources is a requirement for the submission of a request for land acquisition or park development funding from the Michigan Department of Natural Resources.

The Plan, if prepared by the Village, would address the current and future needs of the Village. National Park and Recreation planning standards accepted by the Michigan Department of Natural Resources, identifies the total land reserved for parks and recreation purposes for the Village should comply with the ratio of 10.5 acres of land for each 1,000 residents. Therefore, the Village with a future population approximating 1,900 persons in the year 2020 would be required to have an inventory of parks and recreation land approximating 20.0 acres of land.

When evaluating this standard, consideration may be given to park and recreation facility used by non-residents. Therefore, to meet this standard the Village may determine that a larger amount of land would be appropriate due to the use of such facilities by Township

residents; say a 50 percent increase in land area assuming that one-half of the Township population (about 1,000 residents) would be frequent users of Village facilities.

The current Village park and recreation facilities include:

Watkins Park

This is the largest Village park property approximately 31.5 acres in land area. It contains Timbertown a volunteer constructed wooden playground-slide-climber apparatus with five swing sand three slides, three half-court basket ball courts, three volleyball courts, the Vickers Memorial Ball Field (with two fields, bleachers and score boards), the Hoadley Nature Trail the Boughner Memorial Building, Lions Club Building, and a picnic shelter (with picnic tables and grills) with restrooms. The park is located at the end of Nel's Street in the south west quadrant of the Village.

Downtown Entryway

At the corner of Elm St and Route 12 (Ash Street) is the Village Downtown Entryway. The vacant two lot site contains approximately 0.7 of an acres of land area. This site is landscaped and contains benches, the community identification sign, community announcement sign, and downtown directional sign. The site abuts the Township owned old library building which may be redeployed for community recreation uses and the Three Oaks Fire Department building, both which front on Linden Street.

Cannon Park

This park is located behind the Village Hall and is the site of Dewey Cannon, recognized as a Michigan and National designated historic site. The sites is approximately 1.5 acres in area and contains a gazebo, benches, drinking fountain, picnic tables and grills.

Dillard Park

Serving the northeastern portion of the Village, this park contains child playground equipment consisting of a drinking fountain, slide/climber apparatus, benches, and a swing/slide apparatus. The park contains approximately 0.6 acres of land area.

American Legion Ball Field

The American Legion owns and maintains two ball fields located in the Village north of Route 12 (Ash Street) at the terminus of Linden Street behind the American Legion Post. These fields have bleachers, scoreboards and restrooms and other facilities. The site contains approximately 4.3 acres of land area.

Elementary School

In addition to the above facilities, the school has playground equipment located behind the school along Hickory Street. The swing set and other playground equipment occupy approximately .5 acres of land area.

Bicycle Museum

While not a public park facility, the Museum, located in the downtown at the curve of Oak Street provides a drinking fountain, bike storage rack and picnic tables. This area is less than 0.25 acres in size.

The Village has a total of 39.35 acres of public and private land area dedicated to park and recreation pursuits. Based on the national standard, the Village ratio of 22.71 acres of land per 1,000 population exceeds this standard. Even with recognition that 1,000 Township residents use the Village facilities, the ratio of 14.48 acres of land per 1,000 population, the ratio exceeds this standard.

From this analysis, it can be concluded the Village fulfills the state and national guidelines for the provision of park and recreation land for the current and future projected population. Additional analysis would be required to determine whether the full spectrum of recreation and other leisure time pursuits are provided in accord with state and national guidelines.

Trailways and Pathways

The State of Michigan Department of Natural Resources and Michigan Department of Transportation has placed high priority on trails and pathways that link community employment services centers to local neighborhoods and trails that connect communities. Funding from both agencies is available.

The Three Oaks Cycle Club has designated a series of road-way bicycle trails through out the Village and Township. Each fall the Apple Century Bicycle Ride draws over 3,000 participants for the event.

The Village and Township does not now have a plan for the expansion of the bike trail system nor plans for other pathways. Regional organizations including the Southwestern Michigan Commission are working to organize communities within southwest Michigan and in Laporte Indiana to coordinate a regional plan.

Community Events - Flag Day

Probably the most notable community wide event is the annual Flag Day Parade. This annual event draws over 20,000 people into the Village for a weekend long patriotic celebration. Other events include artisan and gallery opening events, concerts, and stage events.

Library Services

The Village is service by the Three Oaks District Public Library, located in the center of the downtown. The library was organized in 1895, before the community had a newspaper, town hall or church building. The current library is now housed in the historic Warren Featherbone building, a three story renaissance revival brick structure that is a Federal and State Historic Site. An elected board and a director supervise the operations of the library. The library is funded through penal fines levied by the State of Michigan and distributed to the counties based on a per capita formula; a millage approved by the voters in the Village and Township; and other donations.

The library houses over 26,000 lending items including books, video, audio and other library materials. In the last fiscal year, almost 25,000 items were circulated to library patrons. The library provides the following services to the community: story hour, summer reading programs, adult programming inter-library loan, local history and genealogy research, home-schooling assistance, free public access to computers including internet access, photocopy service, document scanning and public fax. The library also provides a no-fee meeting room to community organizations for noncommercial events and activities.

With the recent acquisition of the library building, the facility is adequate for the anticipated future. Plans are in production for the Harbor Country Historical Museum, which will occupy the third floor. Future plans include the development of the second floor into a larger event area, coffee shop and reading room.

Schools and Educational Facilities

Primary and secondary education is provided to village residents by the River Valley School System. Residents also have access to Lake Michigan College at their Benton Harbor Campus and the Niles campus of Lake Michigan College and Southwestern Michigan College.

River Valley Schools

River Valley Schools are recognized as an aggressive educational system seeking to be the best educational system in Berrien county. Academic testing scores routinely exceed statewide and county averages with about 75 percent of all graduates pursuing two or four-year college education.

The school district serves residents of the Village as well as residents of Three Oaks Township, Chikaming Township and small portions of other surrounding townships. Students from surrounding district have chose River Valley as a school of choice, under the Michigan School of Choice program. The district has approximately 83 staff teaching positions. The student teacher ratio is approximately 14.7 students per teacher and approximately 12 students per teacher and teaching support personnel.

Current enrollment is approximately 1,200 students. Administration officials indicate the student census recently reversed a declining trend. Future population projections indicate that total enrollment may increase slightly during the planning period ending in 2020. Capacity of the school system has not been determined, however, administrative officials indicate that additional students will impact the maximum physical capacity of the school system in the near future. An evaluation of future student enrollment and physical space needs is scheduled to be conducted in the near future.

Downtown Development Authority

In 1986, the Village Council adopted Ordinance 99 and established the Downtown Development Authority pursuant tot he Michigan Downtown Development Authority Act, P.A. 197, of 1995, as amended. This action established a defined district, a development plan containing a list of specific projects and a tax increment financing plan to fund the projects. A majority of the projects completed by the Downtown Development Authority in the early years addressed physical streetscape improvements to downtown. The development plan was amended in 1993, to delete completed projects and include new projects designed to improve the business environment and the visual appearance of the downtown.

The major project of the Downtown Development Authority has been finishing development of Watkins Park and repayment of debt obligation for past construction of infrastructure and streetscape improvements in the downtown. At present only three

projects remain to be completed; playground equipment originally intended for Watkins Park (to be located at the Bicycle Museum), construction of an outdoor amphitheater, and construction of tennis court/ice skating facility.

Additionally, the Downtown Development Authority has prepared a Downtown Design Manual addressing the type of building facade improvements desired for almost all buildings located in the Downtown Development Authority District.

The Downtown Development Authority due to the completion of the current development plan will likely initiate the process of amending the development plan in the near future. This will provide an opportunity to coordinate the recommendations of the Village Master Plan with specific projects to be undertaken by the Downtown Development Authority.

Section Eight

Housing Analysis

Introduction

This portion of the Master Plan identifies the Village Housing Market and analyzes population data to determine the number of, and price ranges of, housing which will be required during the term of the planning period. First, a summary of current housing conditions is presented and data analyzed. Current estimates of household age and income information from Claritas, Inc. Is reviewed to determine the current ability of households to afford various priced housing in the Village. Lastly, an analysis of the ability off households to purchase or rent dwelling units is conducted to determine the type and price range of housing which can be afforded by residents of the Village.

In addition to the above analysis, the New Buffalo Casino Economic Impact Analysis prepared for the Berrien County Board of Commissioners by Michigan Consultants was consulted to identify future housing demand that could potentially affect the Village.

Unfortunately, the only complete data for housing analysis originates from the 1990 U.S. Census. For analysis purposes this information has been supplemented with estimates of current conditions from Claritas, Inc. Newer data from the 2000 U.S. Census will not be available until 2002 and conclusions drawn in this analysis should be re-evaluated in light of the 2000 U.S. Census data upon release.

Market Area Identification

The Village of Three Oaks is identified as part of the “New Buffalo” real estate market area consisting of an area comprising Bridgman, Chikaming, New Buffalo and Three Oaks. The Realtor Multiple listing Service refers to this areas as a single market for statistical purposes because the area has historically reacted similarly to housing construction, sale, maintenance and valuation trends.

1990 Profile of Housing Conditions

Based on the 1990 U.S. Census data, a profile of housing conditions can be presented. Housing conditions in the Village are important to the desirability of the Village as a place for people to live. The current housing stock is important as it provides housing units for prospective new residents who wish to move into the village.

Year Structure Built

This information shows the year when each housing unit was constructed. As shown, the housing stock is quite old with almost sixty-five percent constructed before 1950. In 1990, only sixteen percent of the housing stock was aged less than 20 years according to the census data.

This means the vast majority of the housing stock is aged more than thirty years beyond the normal life period before significant housing maintenance and repair becomes mandatory to continue optimum use of the dwelling unit. The significance of this information is that a large proportion of the housing stock in the Village is reaching the age where major maintenance and/or rehabilitation is usually required to extend the useful life of the buildings. These include; replacement of heating systems, roofing, plumbing, windows, doors, insulation and other major building components.

Table 20 - Year Structure Built		
Period	Number	Percent total
1989 to March 1990	0	0.0%
1985 to 1988	14	1.8%
1980 to 1988	14	1.8%
1980 to 1984	45	5.9%
1970 to 1979	64	8.4%
1960 to 1969	51	6.7%
1950 to 1959	99	13.0%
1940 to 1949	93	12.2%
1939 or earlier	395	51.9%
Total	761	100.9%
Source: 1990 U.S. Census Note: Percent may not equal 100 due to rounding.		

Residency in 1985

Where people lived in 1985 was one question posed in the 1990 U.S. Census. Answers to this question indicate the former place of residency of Village residents, and provides information concerning the migration pattern into the Village. This data is presented in Table 21.

The data shows that over sixty percent of the residents aged five or more years, lived in the same home five years before the U.S. Census was taken. Nearly thirty percent of the residents moved into their current home less than five years before the U.S. Census with 30.6 percent of the residents moving to the Village from other locations within Berrien County. Less than ten percent moved from a different county, different state or from a foreign location.

Table 21 - Residency in 1985 (Persons aged 5 years or more)		
Location	Number of Persons	Percent Total
Lived in Same House	992	60.1%
Lived in Different House in U.S.	659	39.9%
Lived in Same State	520	31.5%
Lived in Same County	505	30.6%
Lived in Different County	15	0.9%
Lived in Different State	139	8.4%
Lived Abroad	0	0.0%
Total	1,651	NA
Source: 1990 U.S. Census Percent total may not equal 100 due to rounding.		

Monthly Owner & Renter Cost as Percent of Household Income

Housing affordability is determined by the amount of household income used for the purchase of a home including principal payment, interest, insurance and taxes or the total amount of monthly rent paid for a dwelling unit including any tenant paid expenses.

Typically, lenders and state and federal assistance programs limit the amount of household income for these monthly expenses to a maximum of 33 percent of total monthly household income. Table 22 presents data from the 1990 U.S. Census showing the number and percent of households expending various percentages of their income for housing purposes. Based on this information the conclusion can be drawn that in 1990, approximately ten percent of owners and more than thirty-seven percent of the rents were paying in excess of the typical amount of household income for housing needs.

The excessive amount of household income used for occupancy costs coupled with the aging housing stock indicates that some renter and mortgage paying households in 1990 would not have sufficient household income to effectively maintain or rehabilitate housing units when needed. Based on a total of 648 rental and mortgaged dwelling units, 19.3 percent of the units were occupied by household spending in excess of 35 percent of their incomes for occupancy costs. As noted earlier, this equates to 37.4 percent of the rental occupied units and 10.1 percent of the mortgaged owner-occupied units.

Table 22 - Percent Occupancy Cost or Household Income		
Percent of Household Income	Number	Percent Total
Owner Occupied Housing Units (with mortgage)		
Less than 20 Percent	294	66.20%
20 to 24 percent	47	10.60%
25 to 29 percent	34	7.70%
30 to 34 percent	21	4.70%
35 percent or more	45	10.10%
Not computed	3	70.00%

Table 22 - Percent Occupancy Cost or Household Income		
Total	444	100.00%
Renter Occupied Housing Units		
Less than 20 percent	50	23.40%
20 to 24 percent	23	10.70%
25 to 29 percent	26	12.10%
30 to 34 percent	20	9.30%
35 percent or more	80	37.40%
Not computed	15	7.00%
Total	214	99.90%
Source 1990 U.S. Census Percent total may not equal 100 due to rounding.		

Owner Occupied Housing Units Values

Information reported in the 1990 U.S. Census included the value of owner occupied housing units. This data is shown in Table 23.

This information shows that almost 71 percent of the housing stock was valued below \$50,000 in 1990. For comparison purposes, the median value of an owner occupied home in Berrien County was reported as \$52,800. The Village median value is almost 30.4 percent less than the County median value. In 1990 the Village had 2.0 percent of all owner occupied housing units in the County valued at less than \$50,000.

Table 23 - Owner Occupied Housing Value		
Value	Number	Percent Total
Less than \$50,000	309	70.9%
\$50,000 to \$99,999	118	27.1%
\$100,000 to \$149,999	4	90.0%

Table 23 - Owner Occupied Housing Value		
\$150,000 to \$199,999	4	90.0%
\$200,000 to \$299,999	1	20.0%
\$300,000 or more	0	0.0%
Total	436	100.0%
Median (dollars)	\$40,500.00	
Source: 1990 U.S. Census Note: Percent total may not equal 100 due to rounding.		

Contract Rent for Housing

The 1990 U.S. Census also has information available for review concerning rent residents pay for occupancy of dwelling units in the Village. This data is shown in Table 24.

Contract rent is defined as the total amount paid by an occupant for rent as defined in a rental contract for a period of more than thirty days.

This data shows that almost eighty percent of all rental housing units were rented at or above \$300 per month in 1990. For comparison purposes, of the 16,842 rental units paying cash rent, 5,249 rental housing units in the county rented for \$250 or more in 1990; 76.7 percent. The median rent of \$350 compares with the county average of \$294 dollars.

Table 24 - Contract Rent		
Value	Number	Percent Total
Less than \$200	5	2.5%
\$200 to \$299	37	18.2%
\$300 to \$499	138	68.0%
\$500 to \$749	23	11.3%
\$750 or more	0	0.0%

Table 24 - Contract Rent		
Total	203	100.0%
Medial (dollars)	\$351	
Source: 1990 U.S. Census Note: Percent total may not equal 100 due to rounding. No cash rent - 11 units.		

Housing Affordability Analysis

Table 25 on the following page contains data from Claritas, Inc. for household income for the Years 2000 and 2005. This data shows several trends:

- The median household income of residents will increase by 15.1 percent in the next five years, making the median income in excess of \$38,0000 annually.
- The number of households having annualized incomes of less than \$15,000 is projected to decrease substantially, by 28 households of the 181 households making annualized incomes of \$15,000 or less.
- The 483 households earning greater than \$25,000 dollars annually will increase by 36 households.
- Households earning \$75,000 or more annually will increase by 69 households.

This data shows that households in the Village will experience an increase in annual income during the period of 2000 and 2005. This income can be used for purchase of a new home, remodel an existing home, complete routine maintenance or to pay-down current mortgage obligations. The data also suggests that twenty-two new households projected to move into the Village during this period, will have sufficient household income to afford housing in excess of \$125,000.

It can be concluded from this analysis the Village is a desirable place for a home purchase by households having incomes in two ranges. The first are households with incomes

between \$15,000 and \$50,000 which may account for the growing number of retirees residing in the Village, and family wage earners with incomes of \$75,000 or more.

Table 25 - Household Income 2000 and 2005						
Income	2000		2005		Change 2000-2005	
	Number	Percent Total	Number	Percent Total	Number	Percent Change
Under \$5000	24	3.3%	17	2.3%	(7)	(1.0%)
\$5000 to \$9,999	43	5.9%	37	4.9%	(6.00)	(1.0%)
\$10,000 to \$14,999	67	9.2%	52	6.9%	(15.00)	(2.3%)
\$15,000 to \$24,999	114	15.6%	128	17.0%	14.00	1.4%
\$25,000 to \$34,999	132	18.1%	98	13.0%	34.00	5.1%
\$35,000 to \$49,999	101	13.8%	123	16.3%	22.00	2.5%
\$50,000 to \$74,999	166	22.7%	145	19.3%	(21.00)	(3.4%)
\$75,000 to \$99,999	54	7.4%	90	12.0%	36.00	4.6%
\$100,000 to \$149,999	19	2.6%	44	5.8%	25.00	3.2%
\$150,000 to \$249,999	11	1.5%	14	1.9%	3.00	0.4%
\$250,000 to \$499,999	0	0.0%	5	0.7%	5.00	0.7%
\$500,000 or more	0	0.0%	0	0.0%	0.00	0.0%
Total	731	100.1%	753	100.1%	22.00	NA
Median Income	\$33,750		\$38,831		5,081.00	15.1%
Source: Claritas, Inc. Note: Percent total may not equal 100 due to rounding.						

Casino Housing Impact

In an effort to gain an understanding of the probable impact on the Village upon construction of the Pokagon Indian Casino located in New Buffalo Township, a review of the June 2001 report commissioned by the Berrien County Board of Commission titled New Buffalo Township Casino Impact Analysis was completed. This report issued in

June 2001, assessed the probable economic and housing impact likely to occur upon the opening of the proposed casino.

The major findings published include:

- 4,000,000 annual customer visits
- 2,000 on-site jobs
- 2,920 off-site jobs (secondary jobs)
- \$25,000 average annual casino job wage (page 21)
- \$16,770 average annual Village Compact Funds (page 34)
- 679 to 1,191 new housing unit demanded in Souther Berrien County
 - Mid-Ranged Scenario - 670 housing units required; 441 single-family, 102 condominium, 136 apartment; or
 - Higher-Ranged Scenario - 1,191 housing units required; 690 single-family, 159 condominium, 212 apartment.

Conclusion Regarding Casino Housing Demand

Based on above impact assessment and the proximity of the Village to the site of the casino, an opportunity is present for the Village to capture a portion of this projected housing demand. Discussion among the Planning Commission members indicate the Village may establish itself as the “Community of Choice” for casino employment residency. Based on the prior analysis, using the average annual income of \$25,000 projected for casino wage earner, and assuming a single wage earner household income, the three times total wage home mortgage formula would indicate a home price of about \$106,250, under conventional lending formulas. This price would increase to \$164,850 under the assumption that a second household income would exist bringing the household income to the 2005 median of \$38,831.

Table 26 - Housing Price Estimate

1. Annual wage income	\$25,000
2. Assumed monthly principal payment at \$600	28.8% annual income
3. Total mortgage (80% loan, 7% interest, 25 year term)	\$85,000
4. Down payment at 20%	\$21,250
5. Total purchase price	\$106,250
Source PCT Calculations	

Section Nine

Goals and Objectives

Master Plan Goals

This is the first time the Village has prepared and approved goals and policies for land use in the Village. The goals and objectives were prepared based on input from a wide spectrum of individuals plus the collective wisdom of the Planning Commission. The goals and objectives establish a set of principles for which all future land use decisions will be measured against.

In the context of this plan, a goal is an ideal for which the Village is striving. Objectives are more specific statements of action which should be taken to assure the village achieves each goal. By their nature, goal statements are rather rigid and unchanging. However, the Village Planning Commission, recognizing that these are the first statements prepared for the Village, intends to conduct a review of the statements in 2003 and modify the goals and objectives, if found necessary.

Discussions among the Planning commission members, with assistance of the consulting team, identified seven goals for the Village. These goal statements will be used to guide decisions concerning land development matters into the next century. Following the presentation of the goals and objectives, several recommendations to complete additional planning and implementation activities are presented.

Goals and Objectives

Goal 1 -- Land Use and Economic Development

Promote development of remaining developable property within the Village of Three Oaks and land located in Three Oaks Township which the Planning Commission has determined bears relation to the planning of the Village for sound and orderly, residential, commercial and industrial development consistent with the future land use plan.

Objectives --

1.1 Recruit additional commercial and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map.

1.2 Prepare a Corridor Design Plan for &S-12 and Three Oaks Road addressing architectural themes, streetscape design (including walkways), transportation needs (including new streets and parking areas) and other transportation access management issues to, among other things, establish “commercial entryways” into the Village.

Goal 2 -- Downtown Development

Reestablish the vision and future plan for the Downtown including a physical plan addressing public and private improvements to land and buildings that address specific design standards for redevelopment of existing as well as construction of new buildings.

Objectives --

2.1 Assist the Downtown Development Authority to prepare a “Strategic Vision” designed to identify a theme (or brand) which can be used to develop a communicable image of the downtown to residents and visitors alike.

2.2 Prepare a “Physical Plan for Downtown Development” addressing physical development including, updating the current downtown building design manual, placement of new buildings and structures; redeployment of existing buildings for commercial uses, construction of walkways, parking areas, streetscape improvements and the like; redevelopment of underutilized private owned property, and establishment of new and redevelopment building guidelines and standards for including in zoning or other Village regulations.

2.3 Reactive the Downtown Development Authority business assistance program with the goal of establishing an aggressive program designed to renew the downtown as the commercial center of the Village, through implementation of a program designed to attract customers and provide other forms of assistance to existing and new businesses.

2.4 Coordinate with the DDA to update the current DDA Development Plan, specifically the schedule of projects and budget, focusing on the use of tax increment financing and use of Michigan Department of Transportation, Michigan Economic Development Corporation, and other state and federal funding for specific projects.

2.5 Establish an Economic Development Committee composed of members of the Village DDA, Planning Commission and Council among others, charged with the duty to market and promote new commercial, industrial and residential development consistent with the Master Plan, including Establishing relations with Three Oaks Township to develop and promote business location in the proposed industrial park.

Goal 3 -- Infrastructure Maintenance and Improvements

Establish and carryout a multi year capital improvements program designed to incrementally improve village infrastructure (specifically: streets, sidewalks, water treatment/distribution, etc).

Objectives --

3.1 Prepare a master schedule funding maintenance and capital improvements for Village supplied services, including streets, sidewalks, water treatment/distribution, etc.

3.2 Implement selected municipal utility improvements (specifically water system, street resurfacing, sidewalk restoration and storm water improvements) in the center of the Village designed to improve the basic infrastructure and visual appearance of the downtown.

3.3 Prepare a "Circulation Plan" addressing designated walkways; bicycle paths and inter-community trail-way connections (including the provision of parking, lockers, and other visitor amenities); the extension of existing streets throughout the planning area designated on the Future Land Use Plan; and auto access and parking requirements throughout the Village and required amenities for the High-speed rail line.

Goal 4 -- Community History, Recreation Open Space, and Leisure Time Pursuits

Establish a joint Village - Township Parks and Recreation Coordination

Body to address park, recreation, open space and other community recreation and leisure time needs to provide a full range of social and recreational needs of residents of, and visitors to, the greater Three Oaks Community.

Objectives --

4.1 Using the museum (to be located in the Three Oaks Library) as the centerpiece, evaluate the merits of seeking designation of all, or a portion of, the downtown as a State (and/or national) Historic District, if found compatible with the theme established for the Village.

4.2 Working with the property owners, explore adaptive reuse opportunities of the former Featherbone factory building consistent with the historic theme of the downtown.

4.3 Prepare a joint Village - Township Parks and Recreation Plan identifying specific facility needs (especially those catering to the youth, younger children and seniors) and specific land areas that should be considered for open space protection and preservation as an area wide open space network.

4.4 Organize a community based events council, to organize an annual schedule of social events and community wide activities including evaluation of gaps in the schedule of events and activities, identification of activities which can be fulfilled by new events and activities, and establish financing mechanisms.

Goal 5 -- Neighborhood and Housing Development

Assure a diversity of quality homes for residents meeting appearance standards of the vVillage in well maintained residential neighborhoods.

Objectives --

5.1 Develop individual neighborhood identities based on their image, and social character and relationship to the Village "as-a-whole".

5.2 Organize a Neighborhood Block Club support program to work with neighborhoods to carry out programs such as home ownership maintenance, volunteer

“rent-a-husband” maintenance assistance, homeowner security and safety, new resident assimilation and other similar activities.

5.3 Assure proper enforcement of building, construction and other applicable housing maintenance inspection codes.

5.4 Complete a housing needs assessment to identify housing needs of senior residents, prospective new residents and strategy to provide appropriate affordable housing choices.

5.5 Seed a cooperative working agreement with Berrien County for access to Michigan State Housing Finance Authority funded grants and loans for eligible Village Homeowners for maintenance and rehabilitation of existing homes.

5.6 Prepare residential subdivision and condominium development standards addressing the physical design criteria for new neighborhood development including the width of streets, residential lot sizes, building setback requirements, physical designs preferences, building appearance preferences and location of garages and alley access ways.

Goal 6 -- Governmental Administration and Cooperation

Upgrade current Village Planning and Development regulations, plus increase communication and cooperation with Three Oaks Township and other area wide local governments and organizations to identify joint solutions to common problems and opportunities of mutual interest to benefit the daily administration of governmental affairs.

Objectives --

6.1 Establish a roster of Village elected and appointed officials to serve as a designated liaison to township, county and other governmental and civic board and committees.

6.2 Establish a joint village - Township Planning Committee to address planning issues of mutual concern to the Village and Township including, parks, recreation, and leisure time pursuits; open space and wetland protection; bike paths and inter-community trail-ways; agricultural land protection and preservation, community history, provision of

infrastructure throughout the planning area, and any other physical and social planning issues of mutual interest.

6.3 Establish a multi-year capital improvement program for the Village-Township planning area detailing the sources and uses of funds for required capital improvements needed to implement the Future Land Use Plan.

6.4 Establish a periodic newsletter for distribution to residents, property owners and business persons designed to inform the reader about current and pending issues before the Village Council.

6.5 Establish a media and public information committee charged with the goal to prepare a new resident (and business) information packet designed to welcome new residents into the community and provide vital information about Village and other services available throughout the Village.

6.6 Revise and update the current Village land regulations including updating the current Zoning Ordinance and its administration, including preparation of subdivision/condominium development regulations, Village engineering design standards, building code and property/building maintenance code, signage design standards, new and existing development site plan review, and cluster development and open space design requirements (currently being considered as legislatively mandated zoning requirements).

Goal 7 -- Mandatory Plan Updating Requirements

The Planning Commission shall periodically review this plan and report its findings and recommendations for changes to the Village Council for consideration, with a comprehensive update being scheduled on or before December 2011.

7.1 Establish a joint Village/Township planning process to address the area wide rural landscape valued by residents and visitors alike, including evaluation of newer rural landscape and agricultural farmland preservation techniques which could lead to temporary or permanent preservation of agricultural, wetland, forest and other open space lands to maintain the rural landscape into the future.

The Goal statements will form the basis for rendering decisions placed before the Planning Commission concerning future land development matters and the management and administration of planning, zoning and subdivision approvals. The objectives are specific actions determined to be necessary for the implementation of the Future Land Use Plan as depicted in the following section.

Section Ten

Future Land Use Plan

Planning Area Considered

In the introduction section of this plan (page 1) reference was made to the Municipal Planning Act which describes the duties and responsibilities of the Planning Commission. The Act specifically authorizes the Planning commission to “make and adopt a master plan for the physical development of the municipality, including any areas outside of its boundaries which, in the commission’s judgment bear relation to the planning of the municipality.” for the preparation of the Village of Three Oaks Plan the Planning Commission realizes that:

- The Village is almost completely developed with approximately 210 acres of vacant land remaining for development.
- That a majority of this vacant land is scattered in various locations throughout the Village and most likely is best suited to residential development.
- The Township Future Land Use Plan, designates residential development for a large portion of the land area surrounding the current Village boundary.
- There is the need and desire for the extension of utilities to accommodate future development beyond the current boundary of the Village.
- That the premiere commercial and industrial development locations lay, possibly, outside the current Village boundary.

Based on these understandings, the Planning Commission determined the need to consider a future planning area which encompasses land outside of the current Village boundary to assure the pattern of future development, provision of infrastructure and the type, style and quality of future development fulfill the goals of both Three oaks Township and Village.

In establishing a Planning Area encompassing land lying in the Village and Township, the Planning Commission does not consider nor make any recommendation relative to changes in jurisdictional boundaries (annexation). It is the sole purpose of the Planning

Commission to coordinate the pattern of future land use to compliment the development goals of both the Township and the village.

Summary of Current Land Use Plan

The current land use plan shown in the zoning ordinance map calls for new development for all vacant and undeveloped parcels of land in the Village. The highlights of the plan show:

- Clustering of new commercial development in the central business district and along US-12 in the western portion of the village,
- Clustering of new industrial development in the southwestern portion of the Village Planning Area (in the township),
- Clustering of mixed-used development (including live/work units) on land behind the old Featherbone Factory and possibly other located in and abutting the central business district, and
- New residential development for all other undeveloped parcels of land remaining in the Village and son land abutting the Village within the Village planning area.

As noted earlier, zoning decisions rendered by the Village over the past ten years can serve as the basis for the preparation of the future land use plan. As such, the basic philosophy embodied in the current zoning ordinance will serve as the basis for the new future land use plan.

Summary of Future Land Use Plan for the Year 2020

The Future Land Use Plan, Figure 6, recognizes the pattern of land-uses identified in the zoning ordinance. There are, in reality, no significant changes to the pattern of land uses identified in the zoning ordinance. The only changes are to properties along the boundary of zoning districts where a decision was made to expand the boundaries of a specific district; especially the designation of Township land which the Planning Commission believes will ultimately be developed as an extension of the pattern of Village development.

Other recommendations for land usage include:

1. The retail frontage along west US-12 should be retained for commercial development using uniquely planning developments to limit the number of driveway access points along the highway, and
2. The Village should work with Three Oaks Township to establish a joint development relationship for the proposed industrial park allowing the provision of Village infrastructure enabling the park to be designated as a Michigan Certified Business Park by the Michigan Economic Development Corporation (MEDC) and Michigan Economic Developers Association (MEDA).

Figure 6 - Projected Future Land Use Plan Map

Section Eleven

Implementation of the Plan

Introduction

The purpose of this section of the Plan is to detail a series of implementation recommendations. Since the implementation of the Master Plan is not the sole responsibility of Planning Commission, action by the Village Council and other Village departments will be required to accomplish the recommendations and implementation actions called for within the Plan.

Implementation is not an easy task. Some action can be accomplished immediately, while others will take considerable time and village funds to implement. Undoubtedly, some recommended actions will be modified from their present concept to accommodate unforeseen needs of the Village and budgetary constraints. Specific recommendations should be viewed as a starting point for additional discussion and refinement prior to implementation. This assures that each action taken by Village is fully understood and implemented in a way that complements the specific needs of the Village.

Recommended Implementation Actions

The following are recommended planning activities that should be considered for calendar year 2002:

1. Adopt the Capital Improvements Project List (CIP) as the guide for the next budget period and three to four years beyond.
2. Prepare a Parks and Recreation Plan to gain eligibility to apply for State of Michigan, Department of Natural Resources (MDNR) funds in April 2003.
3. Prepare a Streetscape Improvement Plan and Cost Estimate to use as the basis for a Transportation Enhancement Grant (TEA-21) application in December 2002.
4. Organize the Community Leisure Time Council and establish a schedule of program activities by fall 2002.
5. Seek authorization from the Village Council to draft a revised Zoning Ordinance, prepare a land division (subdivision) ordinance and prepare development design standards, including:

- A. A residential cluster development incentive program,
 - B. A new downtown zoning district with provisions protecting use of street frontage first floor space for commercial (retail and services) uses and allowance for residential dwelling uses on second floors.
 - C. A process for Planning Commission review of site plans for all appropriate new development projects.
 - D. To revise the Planned Unit Development District to incorporate more design flexibility into future large scaled development projects.
 - E. To assign certain zoning duties such as issuance of home occupation permits to the Planning Commission and issuance of variances to an independently appointed Zoning Board of Appeals as allowable by the City and Village Zoning Act.
6. To assign to the Planning Commission those review and approval duties allowable by the City and Village Zoning Act during the period necessary to prepare and adopt a new Zoning and other land development ordinances and regulations.

Appendix

1. **Key Persons and Household Questionnaires**
2. **Planning Commission Adoption**
3. **Village Council Release and Endorsement**
4. **Notification - Three Oaks Township and Berrien County Planning Commission**
5. **Proof of Publication for Public Hearing**
6. **Affidavit of Recording of Notice of Adoption**

1. Key Persons and Household Questionnaires

Village of Three Oaks
Key Persons Questionnaire

Current Community Assets and Quality of Life Features

The Village of Three Oaks is known as a community providing a superior quality of life for its residents through provision of government, education, recreation, social and religious services.

1. Of the many assets which comprise the community, please list the three most important to you:
 - a.
 - b.
 - c.
2. Please indicate three quality of life features which in your opinion would expand the superior quality of life of the Village:
 - a.
 - b.
 - c.

Major Issues Facing the Village in the Future

The Village is currently faced with a number of issues concerning future development and redevelopment of the Village.

3. In your opinion, which three issues are most important to the Village to maintain and expand the superior quality of life afforded to Village residents.
 - a.
 - b.
 - c.
4. Please list three issues or problems which, in your opinion, should be addressed by the Village as it plans for the future.
 - a.
 - b.
 - c.

Please provide any other comments you wish to make in the following space:

Please Return by October 31st.
To the
Village Hall, 14 Maple St. Three Oaks, MI 49128
Percentage results based on a 17.0% return.
Village of Three Oaks
2001 Community Survey

To Citizens of the Village of Three Oaks:

The Village Planning Commission has begun the process of preparing the Village's first Master Plan, the document which serves as the guide for how the Village will develop in the future. You have the opportunity to participate in this process in several ways. The first opportunity is through completion of this survey. This survey attempts to discover how the people of Three Oaks wish the Village to develop in the future. The survey also attempts to discover how satisfied the people of Three Oaks are with the services provided by the Village and make suggestions for changes. All answers will be kept in strict confidence. The final results will be reported during our regular monthly Planning Commission meeting on November 28, 2001.

You may mail this survey back, using the self mailer, or drop the completed survey at the Village Hall.

Thank you for your prompt reply.

-
1. Please place a checkmark indicating the primary method that you use to keep informed about what is going on in the Village.

2.6%	Attend Council Meetings	0.0%	Radio News Broadcast
45.3%	Word of Mouth	79.5%	Newspaper Editorials and Articles
18.0%	Direct Mail from the Village	0.0%	Posted notices Outside of Village Hall
0.0%	Attend Planning Commission Meetings		

2. Please rank each, in order of priority from 1 to 5 (with number 5 being the highest rank), your recommendations concerning the way to improve communications with Village residents.

Rank	Score	
4	2.2232	Hold More Informal Workshops
5	3.8058	Additional Newspaper Articles
3	2.0345	Additional Radio News Coverage
1	1.4942	Prepare and distribute a periodic Newsletter
2	1.6852	Other (Please Specify) 1. Internet Web Site, 2. Post Articles in local businesses, 3. Contact - Village Officials, 4. General calendar of meetings

3. Please rank each, in order of priority from 1 to 8 (with number 8 being the highest rank), your recommendations concerning the use of Village revenue.

Rank	Score	
4	4.2755	Promote Additional Residential Growth
5	4.7200	Promote Additional Commercial Growth
3	4.0841	Develop the proposed Industrial Park
8	5.9545	Street & Sidewalk Maintenance and improvements
1	3.5714	Tree Planting and other Beautification Projects
6	4.9151	Police Protection
7	5.0283	Fire protection
2	3.9519	Provide a youth activities center

4. Please place a checkmark indicating your rating for the quality of each of the following services provided by the Village.

Service	Very Poor	Poor	Average	Good	Very Good	No Opinion
Snow Removal	0.9%	4.3%	7.7%	25.6%	59.8%	1.7%

Service	Very Poor	Poor	Average	Good	Very Good	No Opinion
Street Repair	18.4%	28.9%	27.2%	14.9%	7.0%	3.5%
Street Cleaning	6.1%	12.2%	28.7%	31.3%	18.3%	3.5%
Storm Water Drainage	8.5%	13.7%	36.8%	20.5%	4.3%	16.2%
Street Tree Trimming	7.8%	8.7%	36.5%	26.1%	9.6%	11.3%
Garbage and Trash Collection	4.3%	3.4%	19.7%	43.6%	26.5%	2.6%
Leaf Pick Up	1.8%	0.9%	9.9%	37.8%	44.1%	5.4%
Recycling	3.3%	5.8%	21.5%	34.7%	14.0%	20.7%
Building and Zoning Enforcement	6.0%	4.3%	31.9%	20.7%	10.3%	26.7%
Police Services	2.5%	3.4%	16.9%	40.7%	34.7%	1.7%
Fire Services	0.9%	0.0%	11.2%	41.4%	43.1%	3.4%
Emergency Medical Services	0.0%	0.0%	10.6%	40.7%	47.8%	0.9%

5. Please list the reasons for rating any of the above listed services (question #4) as very poor or poor. Please also list other suggested additional services the Village should consider providing its residents.

- a. Streets are a mess the only time the city cares about cleaning them or lining them is at Flag Day time. When have you trimmed trees in town of people do it they set at curb for weeks? Trash pick-up is a joke how lazy are they? Police someone should be at office 24/7 by the time State Police get hold on for police forget it. Lost child it takes ½ hr - 45 minutes for police to get there how far can someone get a child in 45 minutes?
- b. Streets need major repair, they are full of holes! Our street is always flooded when it rains. We don't have recycling available.
- c. As for trash removal, we have a large house and family and are only allowed to throw away what we can fit into one can! Come on!!!
- d. The Village doesn't seem to care much for keeping up with the above, so it seems to me these people need replaced or given more rain to hear enough people to cover everything that needs to be done here in Three Oaks.

- e. Some streets need to be regraded so water will not pool all the way across the street (N. Elm & Pine). The street is too high close to the drain so the drain can't work.
- f. Snow is mainly plowed back into driveway. Streets in sever need of maintenance and improvement.
- g. Streets in bad shape. A lot of dead branches in trees around town.
- h. Do you really think this (street repair) needs an explanation? Even before the sewer project, our road was in need of repairs as well as many others.
- i. The Police Chief is only there to collect a pay check. When they spill the garbage they do not clean it up. It is time for a change in our Police Department.
- j. Street Cleaning: Only time they cleaned it is for flag day parades, a clean downtown will attract business. Tree Trimming: We have 2 trees in front of our house each time wind blows limbs fall off top ½ of trees are dead. We were told they are not bad enough to cut down!! Building and Zoning: We need someone that will not let the job go to his head; deliberately holds-up paper work to slow you down just because you have a disagreement with him. He needs to work with you and your schedule not set in Galien Restaurant saying *** on him he will wait for me!!!!
- k. Snow piles everywhere - makes driving difficult -covers!! Roads are in need of repair/paving hard on our vehicles. Young people dangerously & police complaining that they can't catch them.
- l. Water in basements. Sloppy building, no implement of laws.
- m. Village should clean off sidewalks as well as streets and not just downtown sidewalks for business owners but for all people in the Village. Village use to do it with a big yellow ford tractor with a rotary brush in the 1960s. Also, cut down dead trees before they fall down and kill someone. Village should also spray weeds along gutters and curbs by road. Streets need repaving not patching. Also, sidewalks need repair, many in bad shape for decades.
- n. Garbage pick-up and recycling are very unpredictable.

- o. They don't sweep Main Street until just before the Parade, once a year is all it gets.
- p. Take a look at the roads!
- q. Side streets were in need of repairs prior to the sewer project - now they'll be in need of extreme proper repair especially after winter. Still there will be certain areas of flooding due to other reasons besides a new system.
- r. Street cleaning in downtown area should be more frequent in order to project a better image. Storm drains are invisible on many streets due to not taking time to clean leaves - grass - cans - etc.
- s. Patches are not repairs on streets. Having your car plowed in everyday is not adequate service.
- t. I have never seen any tree trimming done, but see a lot that should be done. I called the zoning official twice in the last 3 months about a falling down hazardous building in my neighbors yard and still nothing has been done.
- u. Street Tree Trimming: There are stop signs covered with tree limbs. Street Repair: What can one say!
- v. Sidewalks: Fix the ones you have first.
- w. The road at 6992 US 12 floods with 2" of rain. Pay for EMS per additional mills.
- x. I marked the ones poor because they are done thru someone else. If the town does do these services, then you should publish in the South County Gazette. The streets secondary have always been poor. Would I trust to get the roads cleaned once a month.
- y. The streets are in terrible condition. The sidewalks are unusable in some areas. There is half dead trees on city property in my yard just waiting to fall and pull electric lines down with it. Our garbage pick-up is terrible!! They are messy and lazy. New Buffalo has a much better company with wonderful service. I would like to recycle, but it seems sporadic.
- z. I think the police department needs to be more visible. We have such a problem with speeding through town on North Elm Street and someone is going to get killed. It seems that ***** is the only one that really tries. It

gets really bad with beach traffic in the summer and you can't beg a police officer. Most of the time I see them at the gun shop or over in New Buffalo. To the benefit of the police departments, when I had a barking dog complaint, it was taken care of immediately and to the everyone in the neighborhoods satisfaction.

The building and zoning needs to be more responsive to the residence. The mess on Chestnut Street should never have happened. That house should have been torn down. Several times I tried to get the inspector to come out and never received a return call. I am not sure what the owner of this dwelling was going to do is even up to code and wonder if it being inspected as he is going along with the construction.

I had a deck put on a couple of years ago and applied for a permit and had a drawing as I was supposed to, but never got the permit as he had run out, and it was never inspected during the course of construction. It got on my taxes though.

- aa. Not aware of building and zoning regulations. Present street conditions, hopefully to be improved.
- bb. The streets seem very rough. There is too much junk in yards, alleys.
- cc. Well, I have a tree in front of my home!!! - butternut. It is in dangerous condition. 8-years ago it should have been taken down. It just keeps falling down in huge pieces. Children play here & could be badly hurt or killed. The ***** knows this, so did the **** before him. Please do something. The tree is on the city property!
- dd. Street repair - Have you driven lately? Recycling - Needs to be more frequent or centralized facility in the Village.
- ee. The overall storm water drainage is probably not bad. All that I have to go by is the vision of the lake down West Locust Street this fall. Considering construction work and all, I am a new resident to the Village and I am impressed. Keep up the good work!!
- ff. Almost all streets need pot holes fixed. The Village is spruced-up for Flag day and then let go all summer. Police - cars 7 especially trucks fly

down US12 when school is starting and letting out. Why not enforce & maybe even lower the speed limit.

- gg. Snow removal is poor - less traveled roads last to be plowed (Tulip - Indiana St.) Better intersection snow removal. Three Oaks streets are in horrible condition not just since sewer project. News Center 16 did their report - filthy streets. Looks dumpy especially since the sewer project.
- hh. The streets are all in need of repair as well as the sidewalks - many haven't been cleaned all summer due to the sewer project - I don't know of any recycle programs unless you use reliable.
- ii. With the sewer project - It doesn't sound as if our streets are going to be fixed now that they are all torn up! Bring back the fall/spring garbage pick-up for the Village, instead of those coupons.
- jj. Very poor job of building & ordinance enforcement, too many yards, buildings in poor shape - overgrown yards, buildings falling down & junk cars & trash in yards. Have lived here 22 years, nothing has been done to our streets except patch holes.
- kk. The streets were in bad repair before the sewer project. The enforcement of keeping dwellings in good repair is not equal. House on Locust siding falling off. A few other in town also.
- ll. The streets have been in bad shape even prior to the sewer project. After a heavy rain water is in the streets, smells bad in the homes. It is as if it is neglected.
- mm. A fine job is being done by the Village departments.
- nn. Street repair - Even before the current project, all you need to do is drive around town. These streets need serious repair & replacement.
- oo. Time of pick-up inconsistent. Not enough containers to larger families.
- pp. Depending on the interest & building availability the village could offer classes to residents (or non-residents on an increased rate) such as children's safety 1st, beginning karate, arts & crafts, beginner tumbling, babysitting (with certification), somersaults, balance beam etc. Adult: yoga, stained glass, child care, fishing clinics, etc. To be paid in advance & hire independent instructor.

- qq. The way the road is in front of my house has damaged my driveway from rain water sitting on it. They put drains in the front of my yard to drain it but it does not do the job 100%. It has been a mess for many years.
- rr. We have water standing on our street along our blacktop driveway when ever it rains or we wash our cars.
- ss. The roads are in terrible space because of doing drainage stuff. The holes are terrible - I can imagine what they will be like after the snow season.
- tt. They don't trim trees.
- uu. This sewer project has been a fiasco! Not enough research has gone into it. New work was started without completing previous work. Originally, Street maintenance was completed in a timely fashion. Now you have a disaster!!!!
- vv. Overall doing a pretty good job of running things.
- ww. I do not recycle - put in out 4 times in a row, never picked up, put back in the garage, finally said "heck" with it & dump it in with the garbage. That's my recycling.
- xx. More lighting in streets. Until this year the streets have been maintained fairly well. Sidewalks are in very poor shape & always been.
- yy. When they patch holes - they make the street worse! Learn to "make smooth".
- zz. Streets are terrible! Pot holes look bad.
- aaa. Too many rules / regulations. We are becoming a "policing & endorsements community" instead of working together to promote good citizenship & praise for work & jobs well done.
- bbb. How can you allow an eye sore on our main corners of town Ash & Elm streets. How much longer is that old truck going to set there at the photography shop? You cited Mr. **** and Mr. **** and this piece of junk sits on our main streets. I would appreciate an answer.
- ccc. Our street (E Michigan) needs repaving. Most of the sidewalks I've walked on are very poor & dangerous

ddd. Our streets and sidewalks are pathetic and have been since we moved here 7 years ago. They have only gotten worse. The intersection of 12 and Elm is terrible and it is the busiest intersection in town.

6. Subject to the availability of Village funds, many projects have been and are under consideration with will benefit Village residents. Please indicate your level of support for the following by place a checkmark in the appropriate box.

Proposed Project	Strongly Disagree	Disagree	Support	Strongly Support	I Don't Know
Additional Sidewalks	2.6%	10.3%	39.7%	30.2%	17.2%
Construction/Residential Street Curbs & gutters	0.9%	4.5%	52.3%	31.5%	10.8%
Attraction of New Business on Route 12	2.8%	16.0%	37.7%	30.2%	13.2%
Beautification of Downtown	1.8%	16.7%	50.0%	17.5%	14.0%
Beautification of Route 12	2.7%	26.5%	45.1%	10.6%	15.0%
Improve Drinking Water Quality	0.9%	3.5%	20.9%	68.7%	6.1%
Emergency Medical Services	0.0%	1.8%	50.0%	37.5%	10.7%
High Speed Rail Crossing Safety/ appearance improvements	4.5%	11.8%	42.7%	24.5%	16.4%

Proposed Project	Strongly Disagree	Disagree	Support	Strongly Support	I Don't Know
<p>Other (specify)</p> <ol style="list-style-type: none"> 1. Industrial park 2. Repair existing walks 3. I am tired of buying \$5 worth of drinking water per week. 4. Checkout the drive way from the sidewalk to the street. 5. Widen US12 to include a turn lane all the way down to the Secretary of State / Mobile Home Park (edge of Village limits). 6. Add ***** to water as New Buffalo does. 7. Need to fix the ones (sidewalks) we have first. 8. Please fix water. I can't drink. It makes my house smell, ruins clothes, bathtubs. How can you justify charging more money for water when we can hardly use it? 9. Rather than have additional sidewalks, we need to repair the ones we have. We need to get rid of tree on tree lawns that are shallow rooted that are doing so much damage to the walks, and plant something like the bradford pear trees that are very beautiful. 10. A lot of things could be done, but , I am not expert! I did my best, please don't judge. 11. Library/Museum 12. I don't think the homeowners need the extra expense of sidewalks in the hell of the sewer problems. 13. Amtrak should pay for improvements. 14. Fix the sidewalks we already have. 15. We're on the end of the water line and the water stinks. Sometimes it is black, specially the water faucet outside. 16. Rail crossing looks good enough, let's just get it to work right! It goes down for no reason & always stays down longer than it should. 17. Instead of more sidewalks, why not improve the ones they already have. Look at the broken sidewalk in front of my house. If someone trips and falls, who pays - you or me? 					

7. Please list the reasons for rating any of the above listed projects (Question #6) as strongly disagree or disagree. Please also list other suggested additional projects the Village should consider completing.
- a. I feel better drinking is more important than anything listed. Our water is terrible - we don't drink what we can barely stand to shower in.
 - b. I don't feel we as a Village shouldn't have to take care of a State Highway.
 - c. Repair what sidewalks we already have. Do the necessary things first, then beautify last.
 - d. Not all of us live downtown or on US12.
 - e. Drinking water is terrible and since residents pay for this services, it should meet our specifications.

- f. Stop urban sprawl.
- g. Let repair the ones we have before adding new sidewalks. Water quality has improved over the years and is getting better.
- h. These are fine the way they are.
- i. Please move the drinking water improvement to the top of the list. The current city water stinks, is undrinkable and ruins fixtures. Now I'm paying increased rates for this horrible unusable utility. Fix now!!
- j. Because construction is in effect, I believe the roads and sidewalks should be a top priority. Enough wear and tear has been created and caused on our property, vehicle and lives already.
- k. Highway 12 doesn't need beautification, just get some people to clean up their property so it doesn't look like a junk yard.
- l. I feel the sidewalks we have need fixing first. To the three I checked New business downtown, beautification of RT 12 & downtown, I don't know, could specify what you want to do?
- m. US 12 is too busy now, hard to get in and out. Take care of Three Oaks at all times of year and not just Flag day time. Enforce snow mobile laws. Help out day cares, they are a service to the people of Three Oaks and businesses. Don't put them down too close to the one that the state is having problems with but you won't do anything with because she kisses ****. How did she get to be a per school???
- n. Repaving of Elm Street.
- o. I have to pay for usable water from an outside source. How can the village justify charging residents more for terrible water?
- p. New businesses on Rte 12 - no franchises, e.g. Fast food (McDonalds, etc)
- q. There are a number of seniors in town who would like to sell their large homes and move to a community of small homes of duplexes where the every day maintenance such as mowing, snow shoveling, etc. Could be included, within walking distance to church - downtown etc. Perhaps on Tulip Drive. Many of the neighboring small towns have had such communities for years. I know Bridgman does.

- r. The attraction of new business on 12 will create more traffic problems. I feel it is busy enough with all the “big trucks” trucking industry. The semis travel too fast through here. The only beautification “12” needs would be a sign welcoming you to Three Oaks. H.S.R.C. Safety when the lights start flashing, bells start ringing, and the gates come down, that enough to tell me to stop.
- s. It is the responsibility of parents & churches to provide a youth activities center - not something the village should be responsible for.
- t. You will find it difficult to attract more businesses/residents with streets & water as we have it.
- u. There are not enough businesses in town anywhere - not on 12 or the downtown has 1 new store. The EMT programs operate well and the crossing gates on the tracks work fine. Spend the money on things needed not wanted.
- v. What’s there to beautify on US 12? Money was spent before to beautify downtown & benches, etc were destroyed. I hate the way curbs stick out by corners - makes it hard to turn without having to swing way out in the street.
- w. The downtown had been beautified twice in the last 14 years. Put the money into more jobs for the area.
- x. I can’t see where more sidewalks are necessary. If it is where newer homes have been built it should have been taken care of back then. Downtown is fine. Other things are more important. Make RR crossing prettier? You’ve got to be kidding!
- y. Not that important at this time.
- z. This household supports proposals.
- aa. If additional sidewalks means adding more sidewalks that will fall into disrepair and become safety hazards, we strongly disagree. If sidewalks means fixing our walks so that they are usable even at night, we strongly agree. We have one sidewalk that we mow and isn’t real mower friendly!

- bb. First off, nothing stated in the survey by me is directed towards the ongoing sewer construction. We need to hire people that know how to patch holes, not make them worse - which is about 80% of our roads. I also feel we shouldn't repair sidewalks in residential areas (in front of private homes) that's their responsibility. It'd like to see sidewalk from Shepards Packaging - to school both sides of &S 12. How are the water pipes? - are they all new? I wouldn't want to tear up any more roads for at least 20 years...
- cc. I feel there are enough sidewalks throughout town. Most of the curb & gutter are ok. Bad location for most businesses, too much traffic. I've never had a problem with drinking water.
- dd. I think you need to complete already started projects with funds available before starting anything else. The sidewalks are so bad and in bad need of repair. Especially for those people who do walk a lot and others who would like to walk if sidewalks were in better shape.
- ee. Why do yo need to attract business on 12, when you have stores in town in need of repair that are empty? What would you do to beauty 12? Your ideas for rail safety are impractical - there are more important things that need to be considered that would benefit the whole community rather than an extremely small group of residents.
- ff. Think our downtown area appears nice already. Funds could more appropriately be used elsewhere.
- gg. Additional sidewalks disagree - would be nice but more important to improve on what we have already (quality over quantity). Beautification of Route 12 disagree - also nice but can wait until other needs have been met. Improve drinking water quality disagree. It seems like at this point an enormous amount of money would have to be spent to get a slight improvement int eh water quality - I have a softener and fridge filter & my water is excellent.
- hh. The only reason for the disagreements is because I think the other things need to be done first.
- ii. As to the attraction of new business: we have enough now that are not being patronized.

- jj. New businesses on 12 would probably be franchises or factories of which neither would improve the town. I don't think the rail crossing safety needs improvement. It's fine. Why sink money into something that isn't broken.
 - kk. Many sidewalks in residential areas are bad to the point of being hazardous.
 - ll. Look at the sidewalks on side streets, you will have the answer.
8. Changes in Future Land Use (rezoning) are bound to happen. Please place a checkmark indicating your opinion as to the extent of space allocation for the various zoning classifications.

Land Classification	Increase	Decrease	Stay As Is
Single Family Homes	63.1%	1.0%	35.9%
Multi-Family Homes (apartments)	27.3%	19.2%	53.5%
Family Homes (duplexes)	21.0%	14.0%	65.0%
Commercial (businesses)	73.3%	3.0%	23.8%
Light Industrial (factories)	74.7%	5.1%	20.2%

9. Please place a checkmark indicating if a new store was to open in the Downtown Business District would you shop there....

Store Type	Shopping Frequency			Store Type	Shopping Frequency		
	Often	Sometimes	Never		Often	Sometimes	Never
Appliances	9.8%	62.7%	27.5%	Bakery	41.5%	53.2%	5.3%
Auto Repair/Service	24.5%	47.1%	28.4%	Lawn/Garden Supply	20.7%	66.3%	13.0%
Bank/Savings & Loan	27.2%	31.5%	41.3%	Medical/Dental/Eye Care	15.4%	68.1%	16.5%

Store Type	Shopping Frequency			Store Type	Shopping Frequency		
	Oft n	Someti m e s	Neve r		Oft n	Someti m e s	Neve r
Hobby/Sports Supplies	23.6%	49.1%	27.4%	Men's Clothing/ Shoes	5.4%	53.8%	40.9%
Entertainment	33.6%	50.0%	16.4%	Professional Services Attorney - Accountant	4.8%	52.4%	42.9%
Furniture	12.0%	51.1%	37.0%	Supermarket	35.8%	54.7%	9.5%
Jewelry	9.8%	38.2%	52.0%	Convenience Supermarket	21.0%	65.0%	14.0%
Hardware	29.4%	59.8%	10.8%	Restaurant	26.6%	67.0%	6.4%
Housewares	16.8%	65.3%	17.9%	Women's Clothes/ Shoes	11.7%	58.5%	29.8%
Other (Please specify) A. I can't honestly answer these. I am a bargain shopper. I would rather drive to Benton Harbor, Michigan City or Niles to go to store I know items will cost less. I shop at Hardings for basics; break, milk, eggs. It would be seldom I shop for my major groceries there. I believe in keeping money in town but I know I can get things cheaper elsewhere. B. Fast food - expand Hardings. C. A nice gift shop (i.e.: Majerek's Hallmark) would do nice here. It would be great to do our business in our town, other than taking our business elsewhere.							

10. Please place a checkmark indicating how you rate your level of knowledge and awareness of Village affairs.

Very Poor	Poor	Average	God	Very Good
1.9%	16.2%	55.2%	21.9%	4.8%

11. Please place a checkmark, indicating the appropriate response to the following questions.

11A	I am a Village	6.7%	Business Owner (Go to question 12)
		88.0%	Resident (Complete both 11b & 11c)

		5.3%	Both a resident and business owner (Complete both 11B & 11C)
11B	I reside in the Village as a Resident	88.7%	On a full time basis
		8.7%	On a partial year basis
		3.2%	Only on a weekend or summer season basis
11C	I reside in the Village as a Resident	14.5%	Renter
		85.5%	Home owner

12. In the space below, please provide any additional comments you would like the Planning Commission to consider.

- a. Report plans / newsletter.
- b. Note: How many business owners are Three Oaks residents?? Why so few?? Question to Planning Commission - If you received a windfall of 10 million dollars what would your one priority be?
- c. Put in outdoor skating rink. Maybe use the upstairs of the library for after school activities of day care for latch key children.
- d. Sidewalk repair, so that a person can walk from at least city limits to city limit. Helping fill empty stores.
- e. My son would love you forever if a skate park were to be built.
- f. This is a good little town and it can be a bigger" little town where people can be proud to live here and work here. Planning Commission members keep up the good work.
- g. I pay taxes Village and Township.
- h. I would like the commission really try and sell the idea that 3-oaks is a very good place to live and build your business. If we don't come up with a tax base, this town will dwindle down to nothing. And if you industry in here, that will help promote growth and keep people here and moving here. I also feel we as citizens need to get more involved in city government as run for council to mayor instead of first sitting here in the same spot.

- i. More things for kids to do, movies, roller skating, skate board park, bowling and Youth Center to hang out.
- j. During the winter months the snow plow leaves snow in the driveway from cleaning the street.
- k. Would like to see a swimming pool or ice rink - or more recreation for pre teens and *** agers - what have they got to do?
- l. The Village and Township should cooperate to preserve the special qualities of the town and countryside. Some of our political feuds and fears are ridiculous and petty.
- m. As I said before I am no expert. I know some things could be better, although I have a quiet life & stay home most of the time. I do go to Sun-school & church every Sun. & pray for America and our little town & its people. I live living in Three Oaks & was hurt much when the church driveways stopped being plowed out for Sun services. I get out early & am a senior citizen & any more I cannot shovel my way in or out. I like a clean path to travel.
- n. Sorry I can't be of more help. I am willing to pay the taxes for what ever is approved.
- o. I think the key to any successful city or village is its housing stock. People don't want to move into areas where every other house is a dump. Some people put a lot of money into where they live only to have the value brought down by a neighbor or two or three doors down who have let their place run down and junk all around. A vigorous code enforcement program to attack some of these problems would be wonderful.

I think the Village of Three Oaks would be a prime candidate for the MSHDA program. They have money available for the rehabilitation of housing for low income residents. That way our seniors who are on a fixed income might quality for money for a new roof, doors, windows etc. It might be something the village should look into.

We need to make this a good place to live for families, and our senior

citizens. I am planning to retire in a couple of years, and I would like to be able to find part time work within the village. I love living here, this has been my home for over 30 years. I want to be able to stay here.

One last thought: Because the village has so many rental units, it might be a good idea to put together some type of rental inspection program. When you look at some of these units, you wonder why they haven't burned down. Some of them look unfit for human habitation. People could register the rental units, and it could be done on a every other year basis or when the old renter moves out, it would have to be inspected before a new one moved in.

- p. The water quality is terrible. Isn't there some enforcement against loud (monster trucks) vehicles and loud music? Why isn't there some enforcement against junk pile-up in residential yards? Doesn't home improvement construction need to be completed by a certain time? I think an industrial park would make property values even lower. Either Three Oaks want to be a part of Harbor Country Tourism or a part of an industrial park community. Both do not coincide.
- q. I would like to see the plastics factory on US-12 near Elm St. Become the first occupant of the Village industrial park. They already provide jobs or the local residents with room to grow they will become a vital part of our long-ranged plan. Make them an offer they can't refuse. Rezone the land to a village chosen inventor in other words we choose what we need for that important corner where we must blend the new with our old treasures, the Victorian homes on Elm. The south end of the factory now connects with the old interrupting the appearance of south Elm. Clean-up the corner of 12th and Elm. The old commercial, one a gas station has proven to be useless in the past 4 or 5 years. It has been empty most of the time. This completes the parcel. Now land becomes more valuable without the building.

Property owners who have not done so need to bring their buildings to code and update the style and standards set by our committee or sell them at reasonable price so someone else can. Get rid of the Chicago slum lords.

Supermarket, we have one! This is the next key area. A large portion of our residents drive to Michigan to do major food shopping. I have seen some of the new Hardings stores they are every bit as nice as Meijers. We need to assist what we already have. This dead-end street could become a park like setting combined with the laundry and Radio Shack, maybe a couple of other perhaps a year-round bakery if Hardings doesn't have one, and of course we already have the wonderful children park of course with safety built in.

From this letter you have gathered I am excited to have been asked for my opinion which goes beyond. If you need volunteers for anything, I would like to be of service.

- r. Please consider repairing and putting in sidewalks because a lot of people walk and I like to walk. It would be encourage exercising and improve community togetherness socializing.
- s. This would require a great deal more thought and research - comparing Three Oaks to other towns, also talking more to Village officials.
- t. Something for kids and teens to do.
- u. Get sidewalks fixed please, before someone gets hurt.
- v. Street repair, sidewalk repair, newsletter to keep people informed, make sure residents know when meetings are, tree trimming.
- w. Three Oaks is a wonderful little town! I love it! Just with the streets, sidewalks, and drinking water were better! They are all high ticket items. I would do the streets first since man y of us walk on the streets.
- x. Our drinking water has a reputation beyond the Village limits. We pay so much for water, it should be drinkable. We really like Three Oaks and glad we moved here. It is a very quiet & safe place to raise a family.
- y. Community awareness is important - Give the "facts" and inform community in a positive way - share the good news and good projects. Work on the challenges in a "democratic" manner. Deal with the problems on a priority basis. A newsletter from the Village with an

“unbiased” opinion would be a very good idea. There are a lot of “free lance’ writers in our area to do this.

Notes:

1. ***** indicates undecipherable language, unprintable words or personal names.
2. Percentages may not equal 100 due to rounding.

2. Planning Commission Adoption

**Village of Three Oaks Planning Commission
Adoption Resolution
Village of Three oaks
Master Plan**

Whereas, the City or Village Zoning Act, Act 207 P.A. 1921, as amended, stipulates the provision of a village zoning ordinance should be based upon a plan designed to promote the public health, safety, morals, and general welfare, to encourage the use of land in accordance with their character and adaptability and to limit improper use of land, among other things; and

Whereas, the Municipal Planning Act, Act 285 P.A. 1931, as amended, requires that the planning commission shall make and adopt a master (or land use) plan as a guide for the development of the village,

Whereas, the Village of Three Oaks Planning Commission has, during the fall and winter of 2001 and, reviewed the past planning and zoning practices of the Village and prepared a written plan and a Future Land Use Plan Map, for the purpose of encouraging and guiding orderly and efficient future growth and development of the Village of Three Oaks, and

Whereas, in accordance with Act 285, P.A. 1931, as amended, with notices of public hearing duly published and invitations to attend and provide comment sent to Three Oaks Township, a public hearing was held on May 1, 2002 at the Village Hall for the purpose of making public explanation of the proposed Master Plan and to receive public comment and recommendations regarding the plan; and

Whereas, the Village of Three Oaks Planning Commission has given due consideration to public comments presented at the hearing, a public record of which is on file with the Village Clerk;

Now Therefore Be It Resolved, the Village of Three Oaks Planning Commission hereby approved and adopts the Village of Three Oaks Master Plan dated 2002 as the plan required by the aforementioned state legislative acts to encourage and guide future growth and development of the Village of Three Oaks in an orderly manner.

Resolved this 1st day of May, 2002 at a regular meeting of the Village of Three Oaks Planning Commission

Gary Miciunas - Chair

Jack Erwin - Acting Secretary

4. Village Council Endorsement

**Village of Three Oaks Village Council
Endorsement Resolution
Village of Three Oaks
Master Plan**

Whereas, the Village of Three Oaks Planning Commission has been established pursuant to the City or Village Act, Act 285 of 1931, as amended; and

Whereas, the Village of Three Oaks Planning Commission has, during the fall and winter of 2001, reviewed the past planning and zoning practices of the Village and prepared a Master Plan including a Future Land Use Map for the purpose of encouraging and guiding orderly and efficient future growth and development of the Village of Three Oaks, and

Whereas, in accordance with Act 285 P.A. 131, as amended, with notices of public hearing duly published and invitations to attend and provide comment sent to Three Oaks Township, a public hearing was held on May 1, 2002 at the Village Hall for the purpose of making public explanation of the proposed Master Plan and to receive public comment and recommendations regarding the plan; and

Whereas, the Village of Three Oaks Village Council has been kept informed of the preparation of the Master/Land Use Plan and participated in the preparation of the Master Plan and attended the public hearing:

Now Therefore Be It Resolved, that the Village of Three Oaks Village Council hereby endorses the Village of Three Oaks Master Plan dated 2002 as prepared approved and adopted by the Village of Three Oaks Planning Commission to encourage and guide future growth and development of the Village of Three Oaks in an orderly manner.

Resolved 8th day of May, 2002 at a special meeting of the Village of Three Oaks Village Council.

Phil Smith - President

Jodie A. Haughey - Clerk

Village of Three Oaks
14 East Maple
PO Box 155
Three Oaks, Michigan 49128
616-756-9221

April 8, 2002

Phil Smith, President
Village of Three Oaks
Village Hall
14 Maple Street
Three Oaks, MI 49128

RE: Request for Release of Master Plan for Public Hearing Purposes

Dear Village Council Members:

I am pleased to report that the Village Planning Commission has recently completed the finalization of the draft plan and we are now ready to proceed with the required public hearing. Pursuant to P.A. 265 of 2001, amendments to the city, village and municipal planning act, we must receive permission to proceed with the public hearing from the Village Council.

You may indicate your authorization for the planning Commission to proceed with the public hearing by signing the bottom of this letter and returning it to us.

We have scheduled the public hearing for 6:30 p.m. On May 1, 2002. We would invite you and all Council members to attend, view the public hearing, and participate in our discussions following the hearing.

Upon adoption by the Planning Commission, we will be requesting that the Village Council consider adopting a resolution endorsing the Master Plan. Please feel free to contact me with any questions.

Sincerely,
Gary Miciunas, Chair
Planning Commission

Village Council of the Village of Three Oaks, Michigan
Motion approved April 10, 2002 to allow the Planning Commission to proceed with the public hearing for the proposed Village of Three Oaks Master plan
Phil Smith - President
Jody A. Haughey - Clerk

**5. Transmittal To Three Oaks Township
and
Berrien County Planning Commission**

Three Oaks Township Planning Commission
8 Linden Street
P.O. Box 55
Three Oaks, MI 49128

May 29, 2002

Mr. Gary Miciunas
Chair, Planning Commission
Village of Three Oaks

Mr. Miciunas:

On Tuesday, April 23, 2002 the Three Oaks Township Planning Commission, at it's regular meeting, was presented the Village of Three Oaks Master Plan Draft and the 2020 Land Use Map by Mr. Charles Eckenstahler. After a question and answer session a motion was made by Ms. Snyder, supported by Mr. Harrington, to comment to the Village that the Three Oaks Township Planning Commission looks forward to working together with the Village on Developing the Adjoining Boundaries. The motion passed unanimously Seven (7) to Zero with members Backus, Harrington, Jackson, Kramer, Mangold, Mitchell, and Snyder voting.

Please enter this into your Public Record and again we look forward to working together on its implementation.

Sincerely,

George A. Mangold
Chairman, Three Oaks Township
Planning Commission

Copies to;

Charles Sitting, Township Supervisor
Three Oaks Township Planning Commission

Village of Three Oaks
14 East Maple
PO Box 155
Three Oaks, Michigan 49128
616-756-9221
February 5, 2002

Mr. Charles Sittig, Township Supervisor
Mr. George Mangold, Planning Commission Chair
Three Oaks Township
Township Hall
8 E Linden
PO Box 55
Three Oaks, Michigan 49128

Gentlemen:

The Village of Three Oaks Planning Commission has embarked on a process to prepare a Master Land Use plan addressing the future development of the Village. Pursuant to the amendments to the Municipal Planning Act signed by Governor Engler in January, this is your official notification of our intent to prepare a Land Use Plan that will require coordination with similar plans prepared by the Township.

Our Planning Commission invites you and other Township representatives to participate in the process. We would be pleased to discuss this involvement with you and schedule a meeting for such purposes. If it would be convenient for you, we propose Wednesday, March 6, 2002 at 7:30 p.m. For a joint work session.

In advance of this meeting, we will transmit a draft summary of the proposed plan that we intent to present to Village residents and others during a public hearing tentatively scheduled for early this spring. We would ask that you review this summary and invite your comments. Your comments will be entered into the public record and be considered before adoption of the Plan by the Village Planning Commission.

You, or representatives of the Township, are also invited to attend our Planning Commission meetings and participate in the preparation of the Plan. We meet regularly on the last Wednesday evening of each month at 7:00 p.m. In the Village Hall. Please advise us should you choose to attend any of our regular monthly meetings.

I would be pleased to discuss this matter further with you. Please contact me at my office or residence with any questions, or to confirm a convenient date. My business telephone number is 312-644-5080 and my home telephone number is (616) 756-3653. We look forward to meeting with you.

Sincerely,
Gary Miciunas
Chair, Village Planning Commission

Copies to:
Jack Erwin, Village Council
Cary Harrington, Township Board

County of Berrien
Department of Planning & Public Works
Planning Commission - Board of Public Works - GIS/Land Description
Resource Recovery - County Transit - Harbor Authority
Berrien County Administration Center - 701 Main Street - St. Joseph, MI
49085-1392
Telephone: 616/983-7111, Ext. 8617 - Fax: 616/982-8611

April 10, 2002

Jodie A. Houghey, Clerk
Three Oaks Township Village
14 East Maple
PO Box 155
Three Oaks, MI 49128

Dear Ms. Houghey:

At their meeting on April 9, 2002, the Berrien County Planning Commission reviewed the Village of Three Oaks Master plan.

The Commission commends your village on your endeavor to create a thorough Master Plan on which to base future land use decisions. The Commission recognized that the plan appears to be in harmony with the County's Development Plan and the Three Oaks Township Master Plan. The Commission recommended adoption of the Master Plan as proposed.

If you have any further questions, please feel free to contact us.

Sincerely,

Berrien County Planning Commission

Dennis Schuh, Director
Planning Department

Village of Three Oaks
14 East Maple
PO Box 155
Three Oaks, Michigan 49128
616-756-9221

February 5, 2002

Mr. Dennis Schuh, Director
Berrien County Planning Commission
County Administration Building
701 Main Street
St. Joseph, Michigan 49085-1392

Dear Mr. Schuh:

The Village of Three Oaks Planning Commission has embarked on a process to prepare a Master Land Use Plan addressing the future development of the Village. Pursuant to the amendments to the Municipal Planning Act signed by Governor Engler in January, this is your official notification of our intent to prepare a Land Use Plan that will require coordination with similar plans prepared by the County.

Our Planning Commission invites the County Planning Commission to participate in the process. We would be pleased to discuss this involvement with you and schedule a meeting for such purposes.

Prior to the scheduling of a public hearing, we will transmit a summary of the proposed plan that we intend to present to Village residents and others early this spring. We would ask that you review this summary and invite your comments. Your comments will be entered into the public record and be considered before adoption of the Plan by the Village Planning Commission.

You, or representatives of the County Planning Commission, are invited to attend our Planning Commission meetings and participate in the preparation of the Plan. We meet regularly on the last Wednesday evening of each month at 7:00 p.m. in the Village Hall. Please advise us should you choose to attend any of our regular monthly meetings.

I would be pleased to discuss this matter further with you. Please contact me at my office or residence with any questions or to schedule a discussion session. My business telephone number is 312-644-5080 and my home telephone number is (616) 7856-3653.

Sincerely,

Gary Miciunas

Chair, Village Planning Commission

Copy to:

Jack Erwin, Village Council

Village of Three Oaks
14 East Maple
PO Box 155
Three Oaks, Michigan 49128
616-756-9221

April 8, 2002

Mr. Charles Sittig, Township Supervisor
Mr. George Mangold, Planning Commission Chair
Three Oaks Township
Township Hall
8 E Linden
PO Box 55
Three Oaks, Michigan 49128

RE: Township Planning Commission Review Pursuant to PA. 265 of 2001

Gentlemen:

The Three Oaks Village Planning Commission has completed the preparation of the Village's first Master Land Use Plan. We appreciated the opportunity to present and discuss our proposed future land use plan with you last month and incorporated the changes identified during our conversation.

At our regular monthly meeting on March 27, the Village Planning Commission finalized the document, and we are now prepared to formally request your review pursuant to the newly enacted planning law amendments.

We intent to hold our public hearing on May 1, 2002 at 6:30 p.m. And invite you to attend. We also would request your written comments prior to the hearing; so that we can enter any comments you may have into our official record.

Please contact me with any questions, or to schedule a discussion session. My daytime phone number is 312-821-8236, or you can contact me during events at my residence at 616-756-3653.

Sincerely,

Gary Miciunas, Chair
Village Planning Commission

Village of Three Oaks
14 East Maple
PO Box 155
Three Oaks, Michigan 49128
616-756-9221

April 1, 2002
Berrien County Planning Commission
% Dennis Schuh, Executive Director
Berrien County Administration Center
701 Main Street
St. Joseph, Michigan 49085-1392

RE: County Planning Commission Review Pursuant to PA. 265 of 2001

Gentlemen:

Enclosed is a copy of the proposed Village of Three Oaks Master Plan.

The Three Oaks Planning Commission will hold the required public hearing on May 1, 2002 and if found acceptable to the members after public comment, consider adopting of the Plan. We are requesting your review pursuant to the requirements of the recent city, village and municipal planning act amendment. Please forward any comments you may have in order to enter them into the public hearing process.

Please feel free to contact me with any questions at my work: phone 312-644-5080; extension. 266.

Sincerely

Gary Miciunas, Chair
Village Planning Commission

**Public Notice
Village of Three Oaks
Master Plan**

The Village of Three Oaks Planning Commission will hold a public hearing on the 1st day of May, 2002 at 6:30p.m. At the Village Hall located at 14 Maple Street, Three Oaks, Michigan, 49128, pursuant to the requirements of the State of Michigan Municipal Planning Act, P.A. 285 of 1931, as amended. The purpose of the public hearing is to hear public comments regarding the adoption of a Master Plan for the Village. Adoption of the plan will include a Future Land Use Plan Map and descriptive text.

Copies of the proposed text and map are on file and available for review by the public during normal business hours at the Village Hall and the Three Oaks Library.

Written comments will be accepted at the Village Hall in person or by mail, until the close of business on the date of the public hearing. All written comments will be entered into the public hearing record.

Gary Miciunas, Chair
Village of Three Oaks Planning Commission

Publish - one time at least not less than 15 days before date of public hearing.

Date of publication: Gazette on Friday April 12, 2002

Note:

Notice must be sent to utility and railroad companies located in the village if registered to receive public notices.

6. Proof of Publication for Public Hearing

Page contains image of affidavit of publication, State of Michigan, County of Berrien and Southcounty Gazette & Shopper.

**Notice of Adoption
Village of Three Oaks
Master Plan**

Notice is Hereby Given, that the Village of Three Oaks Planning Commission adopted the Village of Three Oaks Master Plan (dated 2002) on May 1, 2002. The City of Three Oaks Village Council approved a resolution of endorsement of the approval of the Master Plan (dated 2002) on May 8, 2002.

Delivered and recorded this 13th day of May, 2001 with the register of Deeds of Berrien County and the Clerk of the Village Council

Gary Miciunas, Chair
Village of Three Oaks Planning Commission

Receipt Stamped:
Register of Deeds - Berrien County, 5/13/02