

# Memorandum



Date: May 4, 2026  
To: Planning Commission Members  
From: Kristen Gundersen, Planning and Community Development Director  
Subject: **Master Plan Update Discussion 5 – Survey Results - Update and Next Steps**

## Background

During the January 2026 meeting, Marcy Hamilton representative from the Southwestern Michigan Planning Commission (SWMPC) attended the meeting and reviewed the timeframe for the creation of the update of the 2021 Master Plan.

## Survey Results

Marcy Hamilton from the Southwest Michigan Planning Commission will be at the meeting to review the survey results and discuss documents for the Tuesday, June 9<sup>th</sup> Open House. Staff will also be hosting a pop-up event on Saturday, June 13<sup>th</sup> at the Farmers Market.

The survey went live on March 24<sup>th</sup> and was available until Monday, April 20<sup>th</sup>. Outreach regarding the survey has included the following:

- Buchanan public school backpacks for grades pre-K through 6<sup>th</sup> along with the electronic email that is sent. The flyers were in the March 26<sup>th</sup> backpack.
- Posters and flyers were distributed left: public library, senior center, American Legion, RAM, Roti Roti
- The flyer was posted on the city's Facebook page Friday, April 3<sup>rd</sup> and will be likely be posted two or three more times.
- Information was included on the water bill that went out on April 1<sup>st</sup>.
- Information was placed on the city's website and can be found by searching "master plan."

Attached are the survey results for review and discussion. One hundred eighty-one (181) individuals responded to the survey or ten percent (10%) of the households. This is down from the 2021 master plan where 481 responded. Based on Census Reporter the population of Buchanan is 4,223 with 1,752 households.

To promote the public visioning session, staff will rely on the handouts and flyers at the public library, senior center, American Legion, RAM and Roti Roti in addition to Facebook postings.

## Project title

During the March meeting the Commission concluded the title of the plan would be “One Herd, One Future – Building a Better Buchanan.” This appears on all documents.

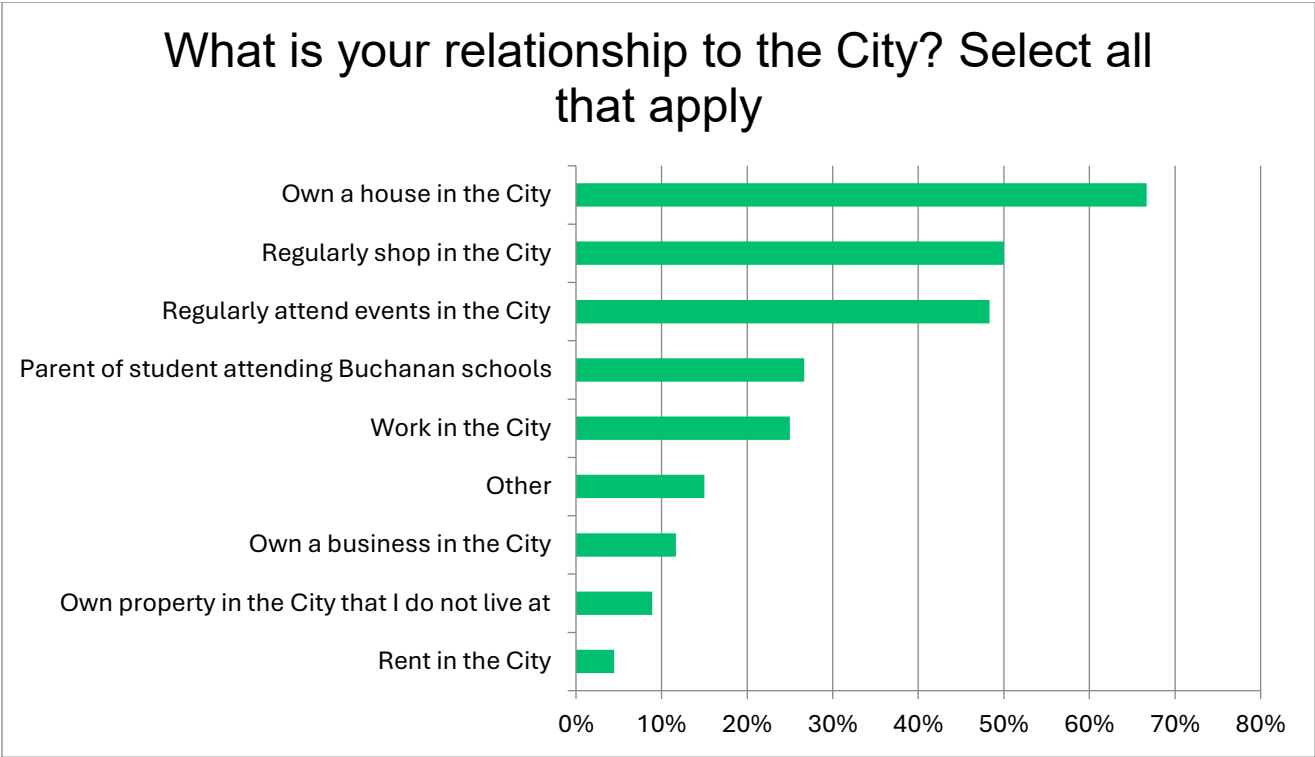
## Review of Background/Supplemental Information

During the March 10<sup>th</sup> meeting background and supplemental information was reviewed. Ms. Hamilton answered questions.

## Next Steps

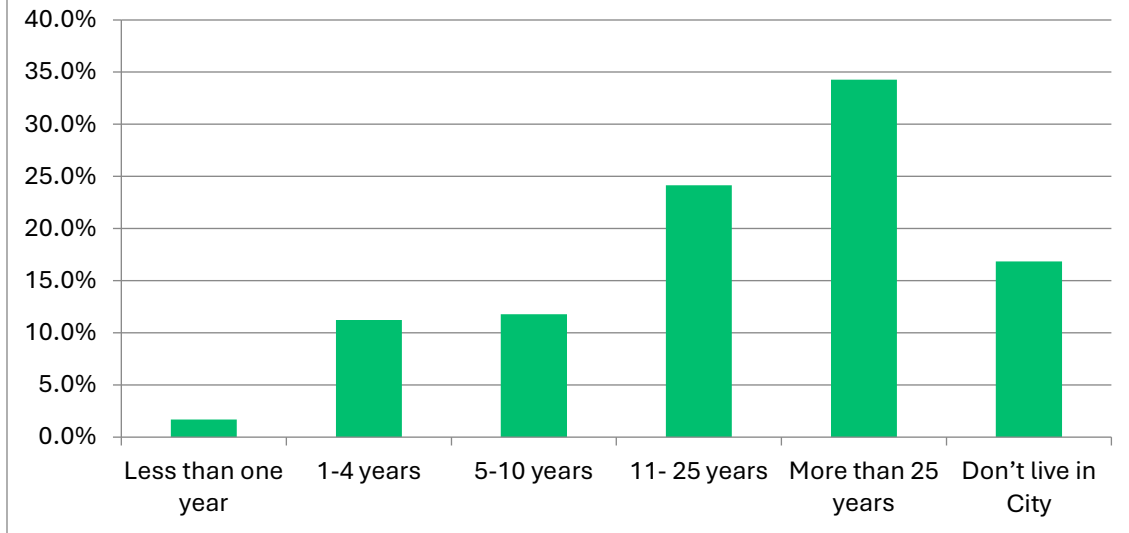
Review the survey results prior to the meeting and compile a list of information that should be expanded upon as part of the open house.

Q1: What is your relationship to the City? Select all that apply.



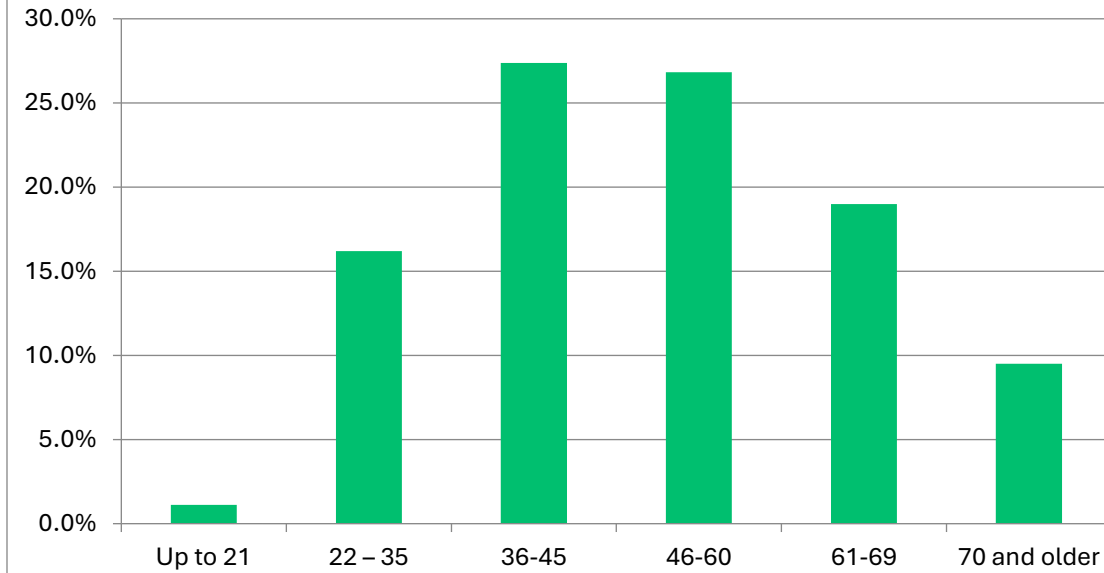
Answer Choices	Responses	
Own a house in the City	66.7%	121
Regularly shop in the City	50.0%	90
Regularly attend events in the City	48.3%	87
Parent of student attending Buchanan schools	26.7%	48
Work in the City	25.0%	45
Other	15.0%	27
Own a business in the City	11.7%	21
Own property in the City that I do not live at	8.9%	16
Rent in the City	4.4%	8
	<b>Answered</b>	<b>181</b>
	<b>Skipped</b>	<b>0</b>

## Q2: How many years have you lived in the City of Buchanan?



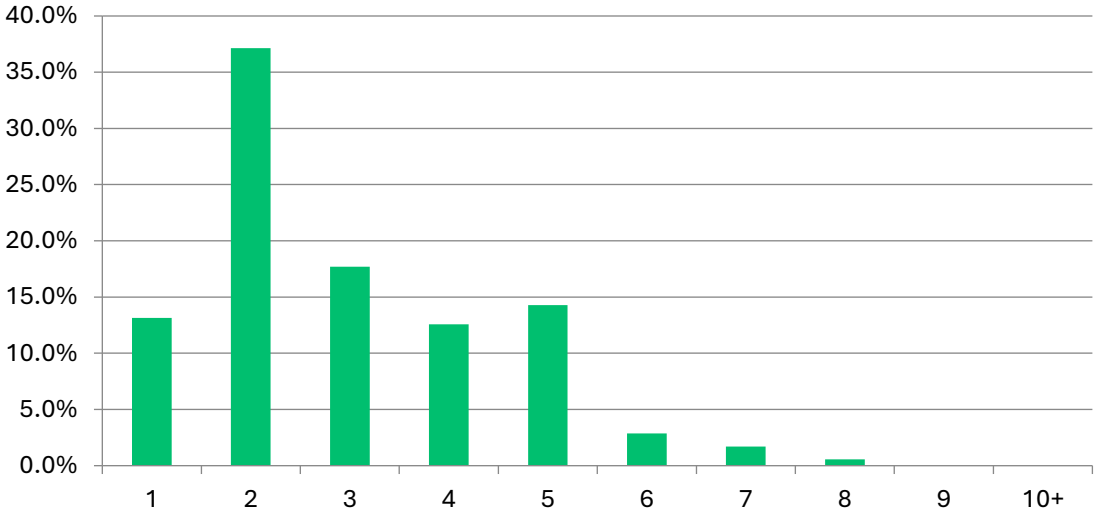
Answer Choices	Responses	
	Less than one year	1.7%
1-4 years	11.2%	20
5-10 years	11.8%	21
11- 25 years	24.2%	44
More than 25 years	34.3%	61
Don't live in City	16.9%	30
	<b>Answered</b>	<b>179</b>
	<b>Skipped</b>	<b>2</b>

### Q3: What category identifies your age?



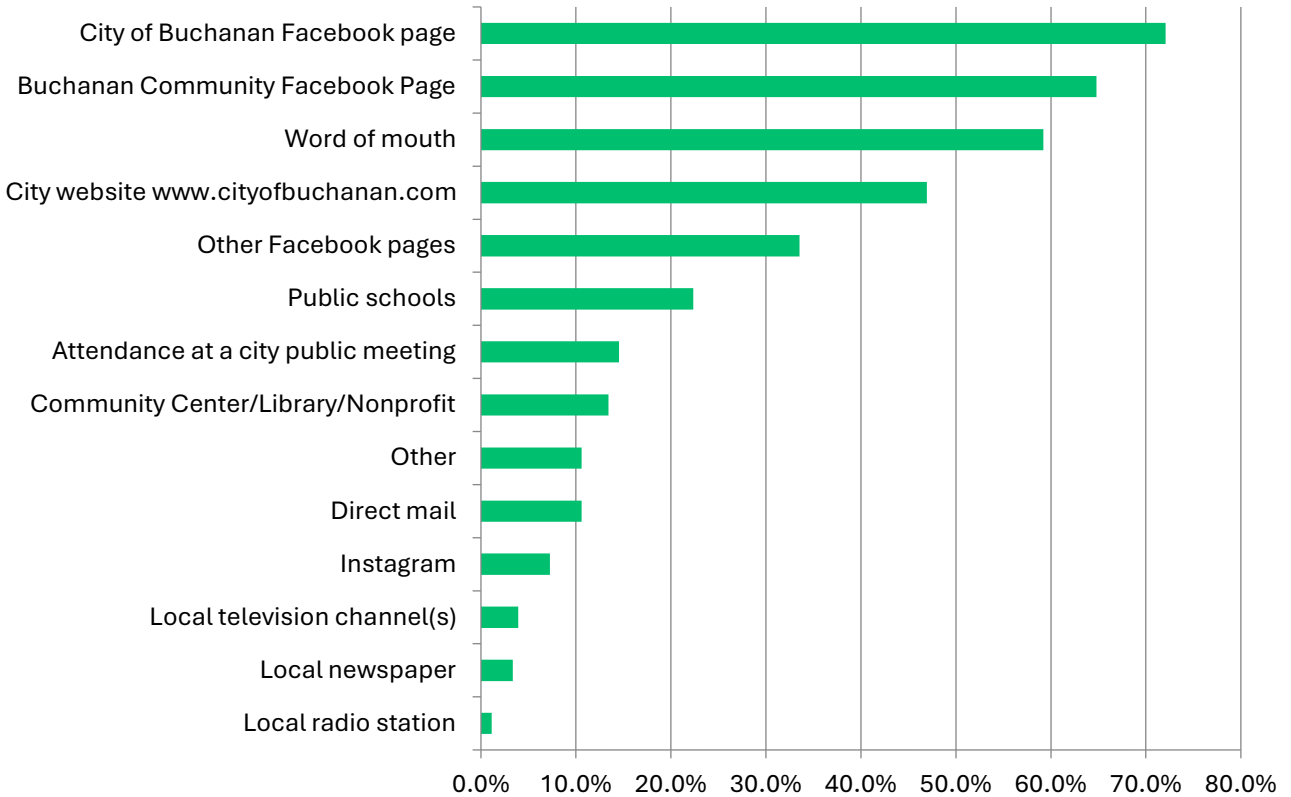
Answer Choices	Responses	
Up to 21	1.7%	3
22 - 35	16.2%	29
36-45	27.4%	49
46-60	26.8%	48
61-69	19.0%	34
70 and older	9.5%	17
	<b>Answered</b>	<b>180</b>
	<b>Skipped</b>	<b>1</b>

### Q4: How many people live in your household?



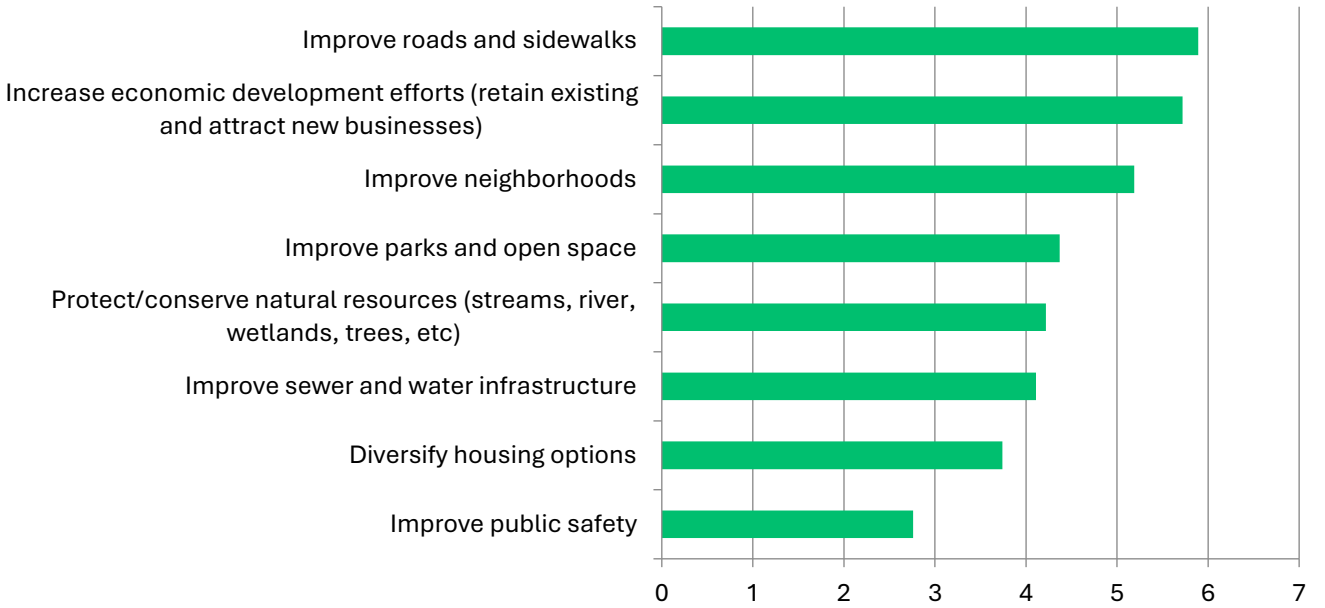
Answer Choices	Responses	
1	13.1%	23
2	37.1%	65
3	17.7%	31
4	12.6%	23
5	14.3%	25
6	2.9%	5
7	1.7%	3
8	0.6%	1
9	0.0%	0
10+	0.0%	0
	<b>Answered</b>	<b>176</b>
	<b>Skipped</b>	<b>5</b>

**Where do you find information about the City  
(such as events, public meetings, city news)?  
Select all that apply.**

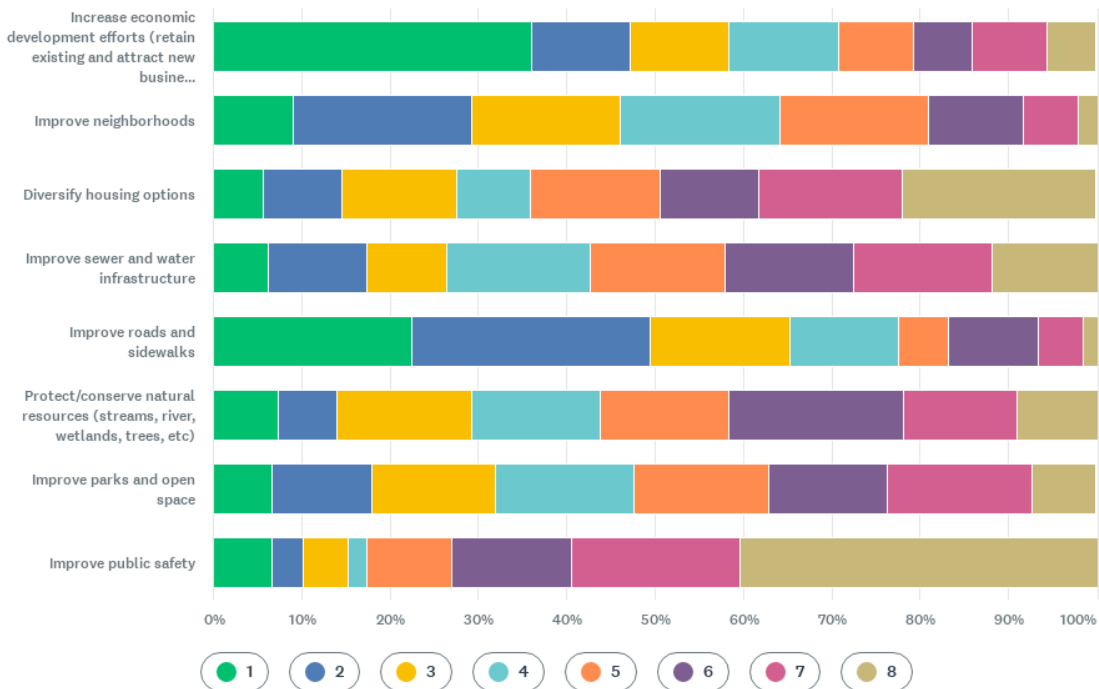


Answer Choices	Responses	
City of Buchanan Facebook page	72.1%	131
Buchanan Community Facebook Page	64.8%	116
Word of mouth	59.2%	107
City website www.cityofbuchanan.com	46.9%	84
Other Facebook pages	33.5%	60
Public schools	22.4%	40
Attendance at a city public meeting	14.5%	26
Community Center/Library/Nonprofit	13.4%	24
Direct mail	10.6%	19
Other	10.6%	19
Instagram	7.3%	13
Local television channel(s)	3.9%	7
Local newspaper	3.4%	6
Local radio station	1.1%	2
	<b>Answered</b>	<b>181</b>
	<b>Skipped</b>	<b>1</b>

## Q6: Which of the following topics should be the highest priority for implementation? Rank 1-8

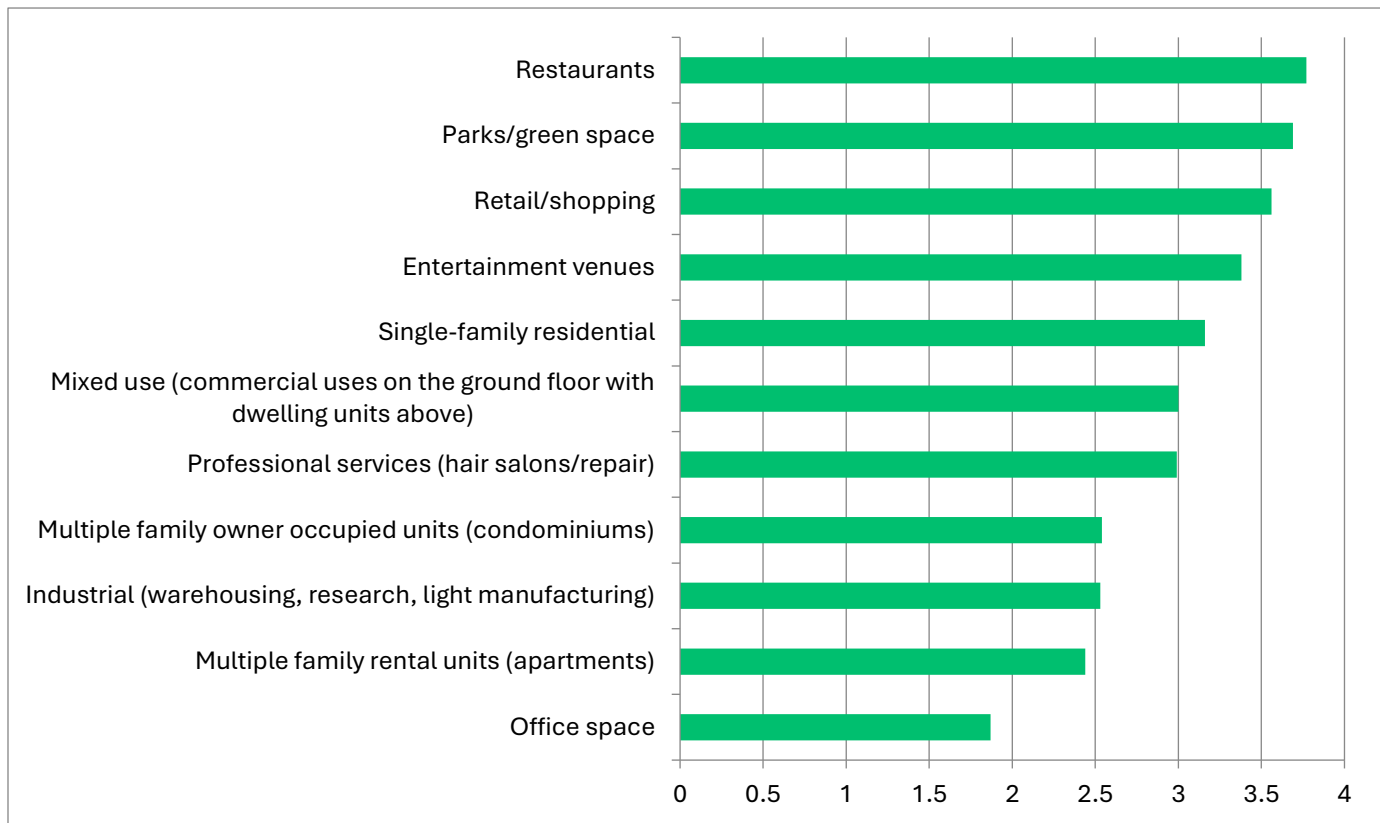


*The higher weighted average indicates greater priority overall.*



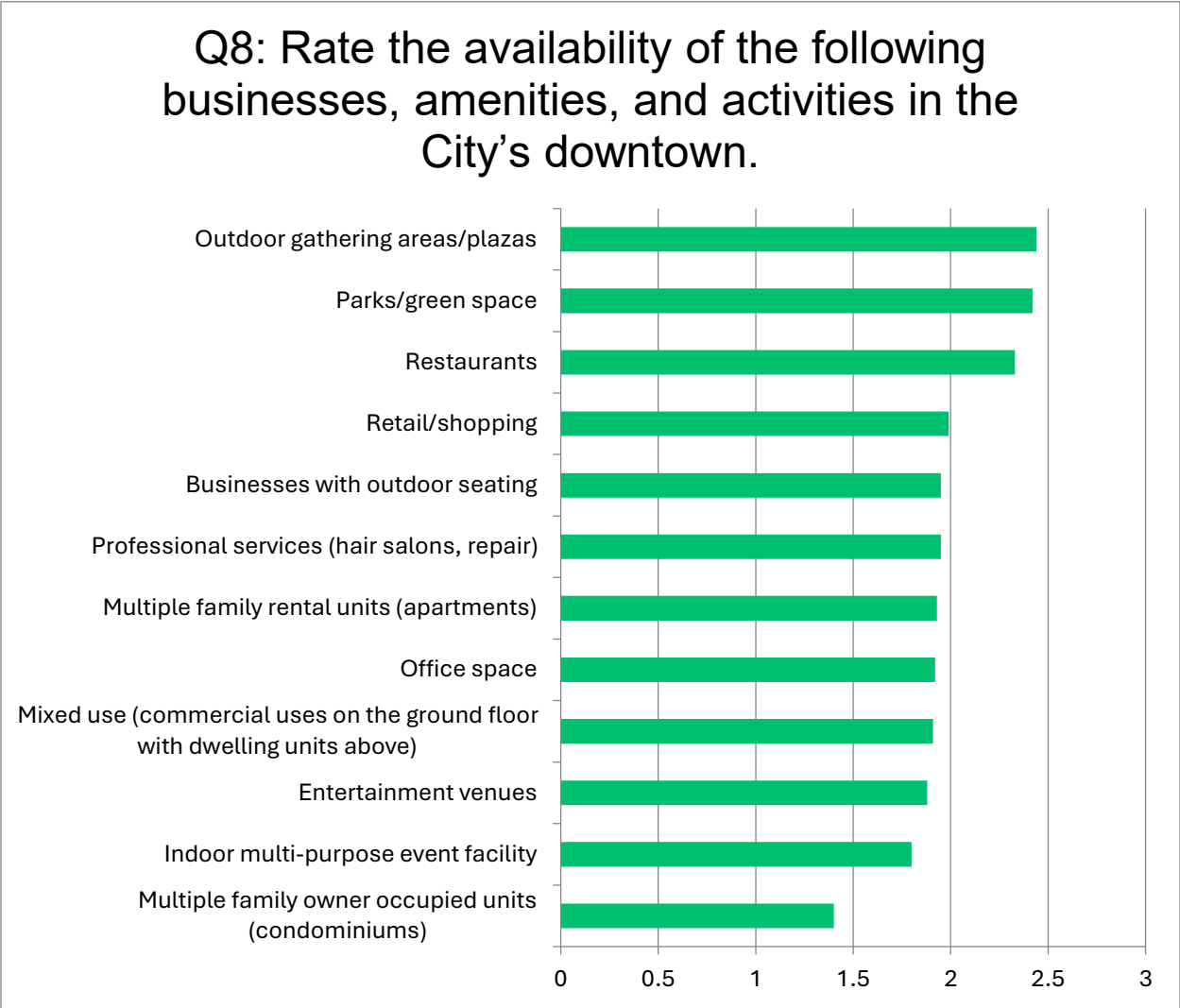
<b>Answer Choices</b>	<b>Weighted Score</b>
Improve roads and sidewalks	5.89
Increase economic development efforts (retain existing and attract new businesses)	5.72
Improve neighborhoods	5.19
Improve parks and open space	4.37
Protect/conserve natural resources (streams, river, wetlands, trees, etc)	4.22
Improve sewer and water infrastructure	4.11
Diversify housing options	3.74
Improve public safety	2.76
<b>Answered</b>	<b>179</b>
<b>Skipped</b>	<b>2</b>

Q7: Most of the land area in the City of Buchanan has already been developed or preserved as parks or open space. However, there are areas in the City that may be redeveloped with new buildings and uses. In general, how likely are you to support more of the following land uses in the City of Buchanan?

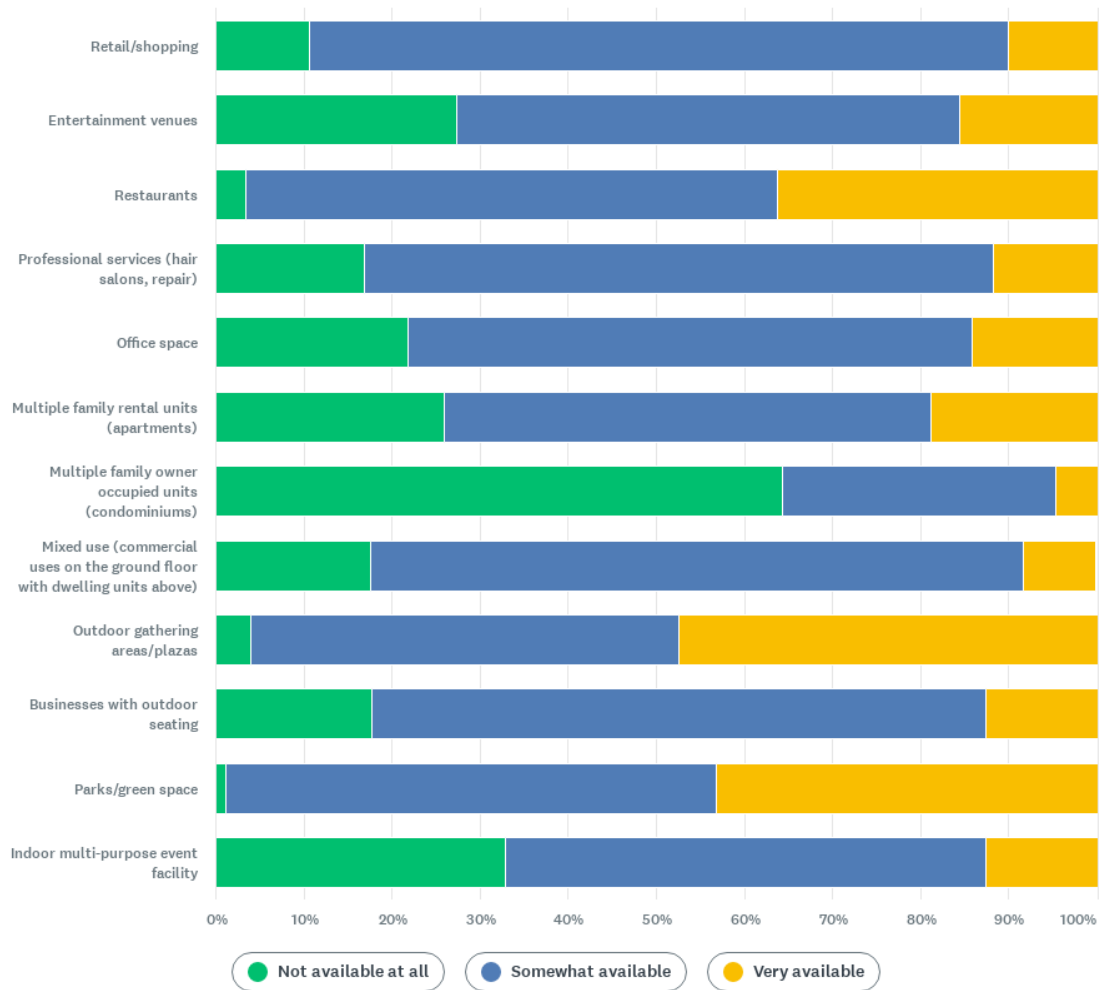


*The higher weighted average indicates greater overall support.*

Answer Choices	Weighted Average
Restaurants	3.77
Parks/green space	3.69
Retail/shopping	3.56
Entertainment venues	3.38
Single-family residential	3.16
Mixed use (commercial uses on the ground floor with dwelling units above)	3
Professional services (hair salons/repair)	2.99
Multiple family owner occupied units (condominiums)	2.54
Industrial (warehousing, research, light manufacturing)	2.53
Multiple family rental units (apartments)	2.44
Office space	1.87
<b>Answered</b>	<b>181</b>
<b>Skipped</b>	<b>0</b>

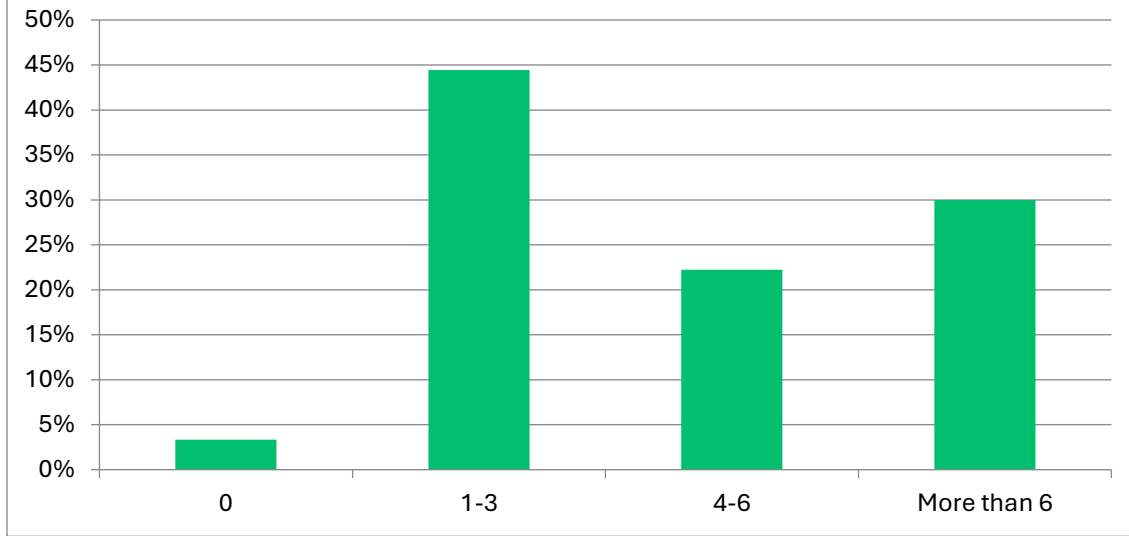


*The higher weighted average indicates greater overall availability.*



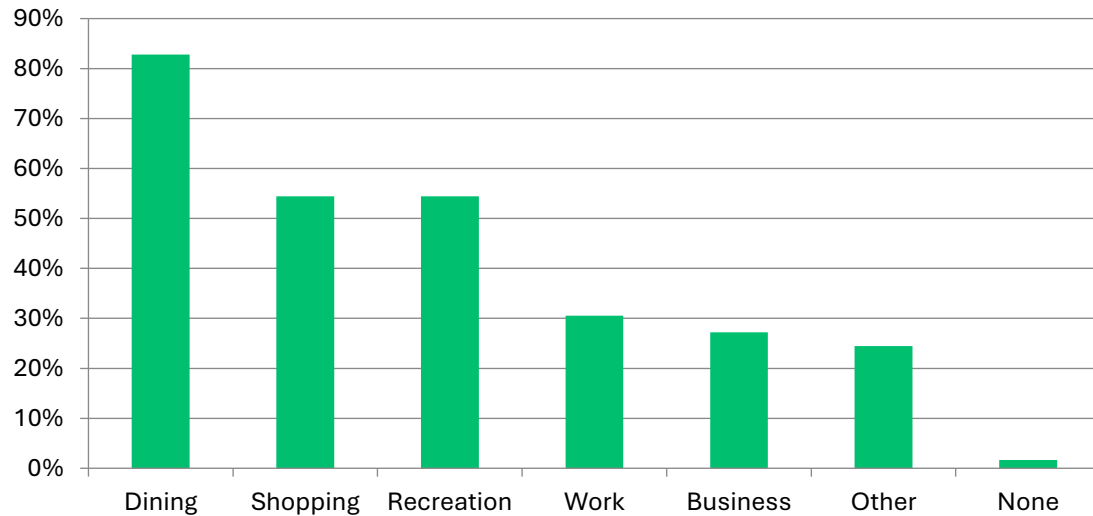
Answer Choices	Weighted Average
Outdoor gathering areas/plazas	2.44
Parks/green space	2.42
Restaurants	2.33
Retail/shopping	1.99
Professional services (hair salons, repair)	1.95
Businesses with outdoor seating	1.95
Multiple family rental units (apartments)	1.93
Office space	1.92
Mixed use (commercial uses on the ground floor with dwelling units above)	1.91
Entertainment venues	1.88
Indoor multi-purpose event facility	1.8
Multiple family owner occupied units (condominiums)	1.4
<b>Answered</b>	<b>181</b>
<b>Skipped</b>	<b>0</b>

### Q9: On average, how many times per week do you visit downtown?



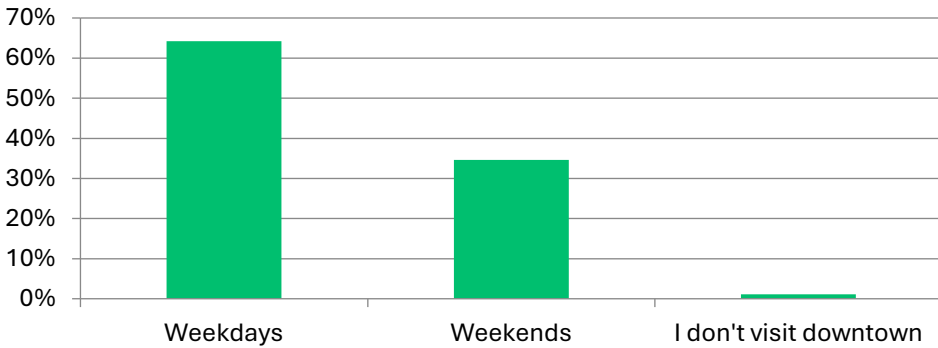
Answer Choices	Responses	
0	3.3%	6
1-3	44.4%	80
4-6	22.2%	40
More than 6	30.0%	55
	<b>Answered</b>	<b>181</b>
	<b>Skipped</b>	<b>0</b>

**Q10: What activities do you currently do in the City regularly? Select all that apply**



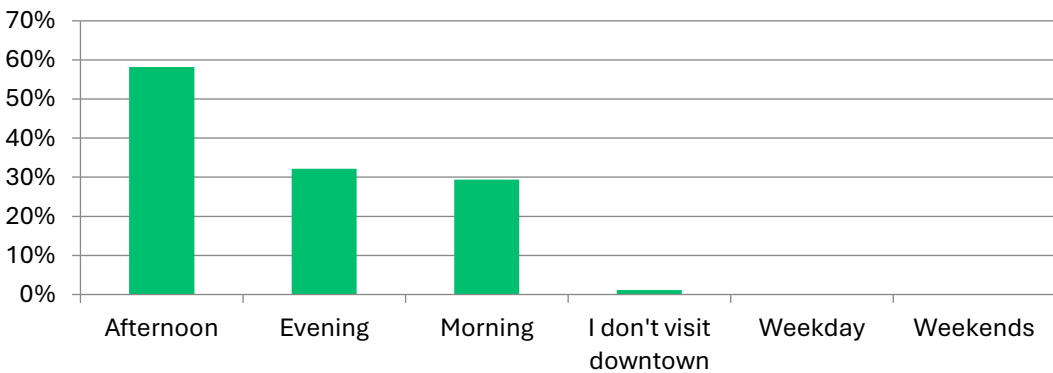
Answer Choices	Responses	
Dining	82.8%	149
Shopping	54.4%	99
Recreation	54.4%	98
Work	30.6%	55
Business	27.2%	49
Other	24.4%	44
None	1.7%	3
	<b>Answered</b>	<b>181</b>
	<b>Skipped</b>	<b>0</b>

### Q11: When do you usually visit downtown? Select only one



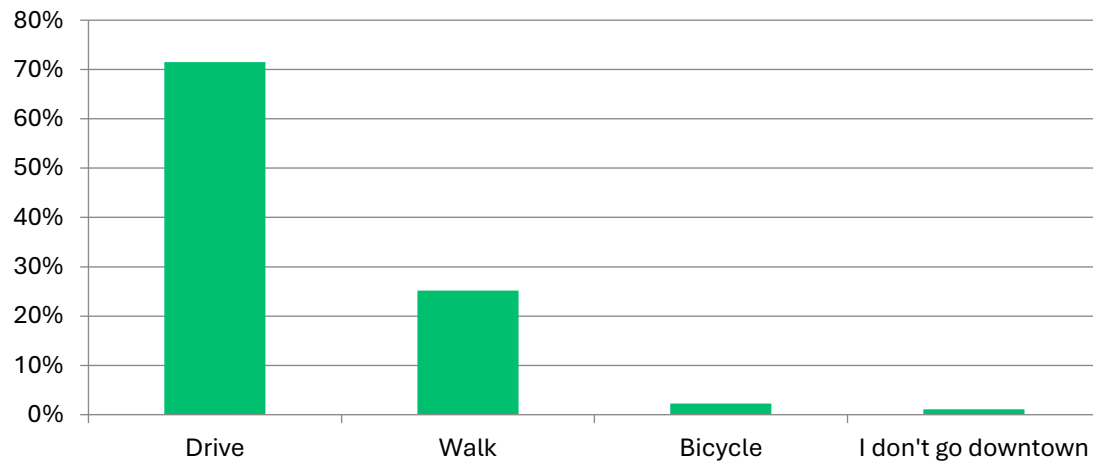
Answer Choices	Responses	
Weekdays	64.3%	115
Weekends	34.6%	63
I don't visit downtown	1.1%	2
	<b>Answered</b>	<b>180</b>
	<b>Skipped</b>	<b>1</b>

### Q12: What time of day do you usually visit downtown? Select only one



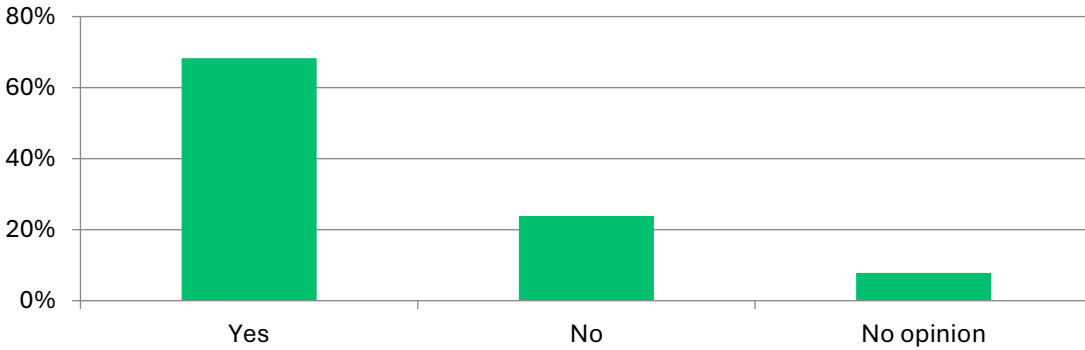
Answer Choices	Responses	
Afternoon	58.2%	104
Evening	32.2%	57
Morning	29.4%	52
I don't visit downtown	1.1%	2
Weekday	0.0%	0
Weekends	0.0%	0
	<b>Answered</b>	<b>178</b>
	<b>Skipped</b>	<b>3</b>

**Q13: When you visit downtown, what is your most common way of getting there?  
Select only one**



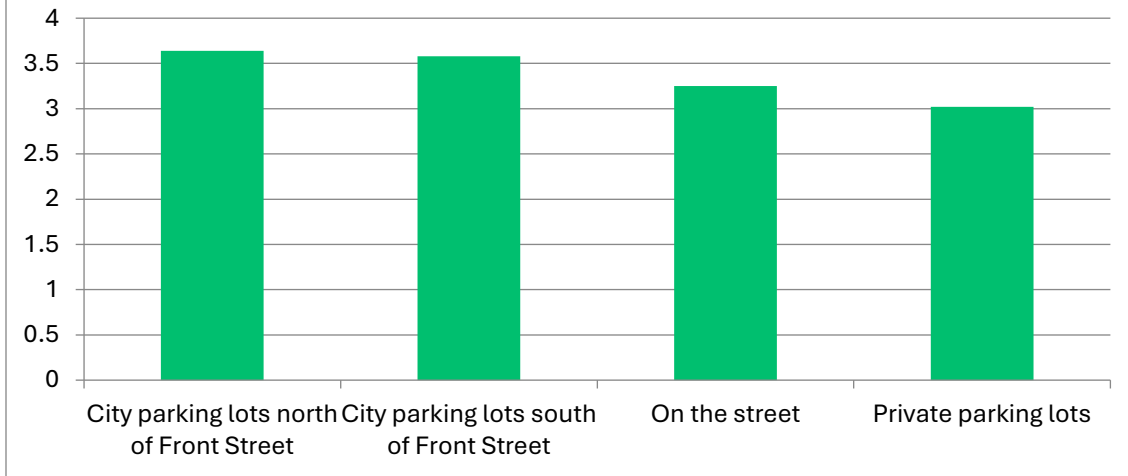
<b>Answer Choices</b>	<b>Responses</b>	
Drive	71.5%	128
Walk	25.1%	46
Bicycle	2.2%	4
I don't go downtown	1.1%	2
	<b>Answered</b>	<b>180</b>
	<b>Skipped</b>	<b>1</b>

Q14: Do you believe there is an adequate amount of well-placed public parking in the downtown which allows people to park within a reasonable distance to their destinations?

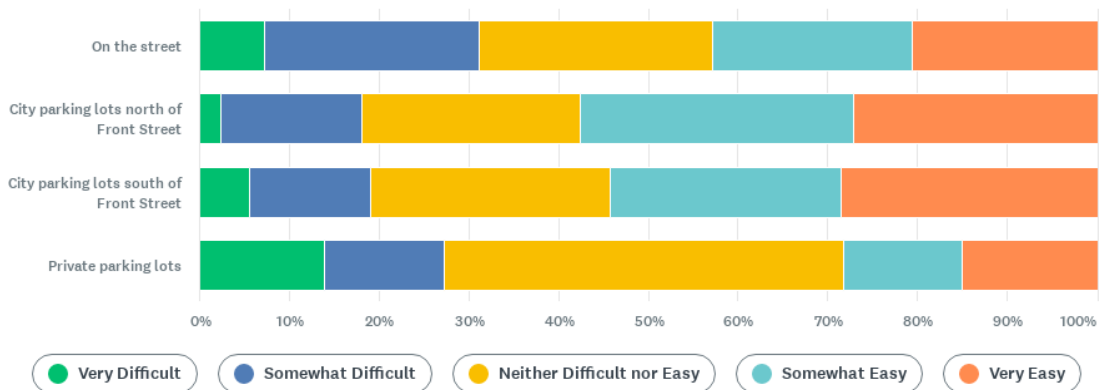


Answer Choices	Responses	
Yes	68.3%	123
No	23.9%	44
No opinion	7.8%	14
	<b>Answered</b>	<b>181</b>
	<b>Skipped</b>	<b>0</b>

## Q15: When visiting downtown how difficult is it to find a place for vehicular parking?

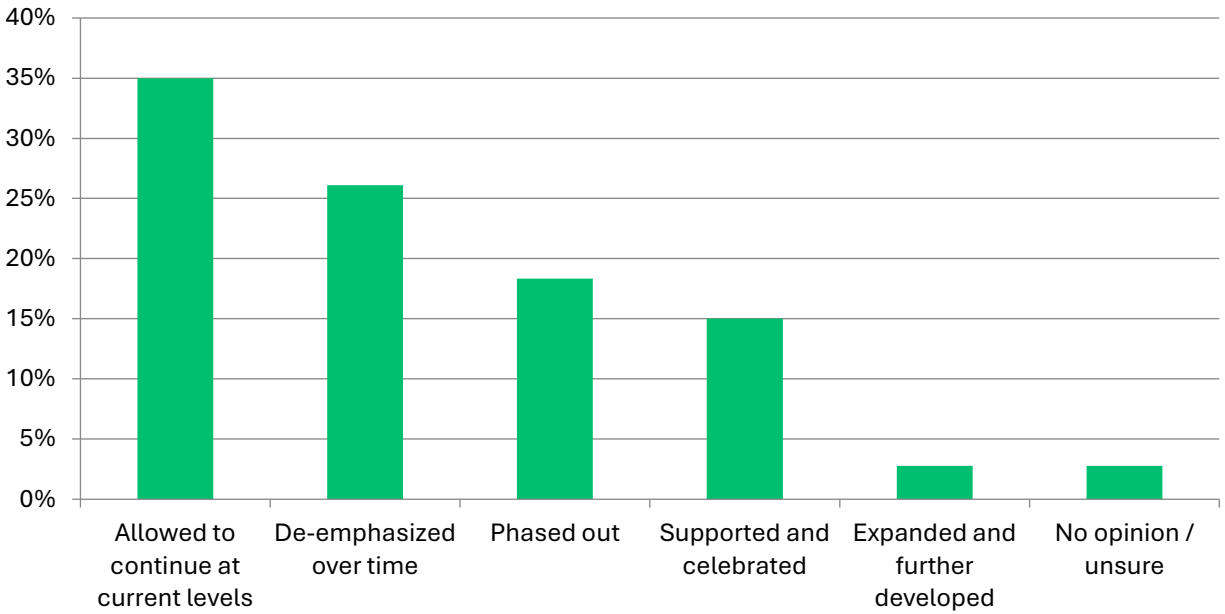


*The higher weighted average indicates greater overall ease of finding vehicular parking.*



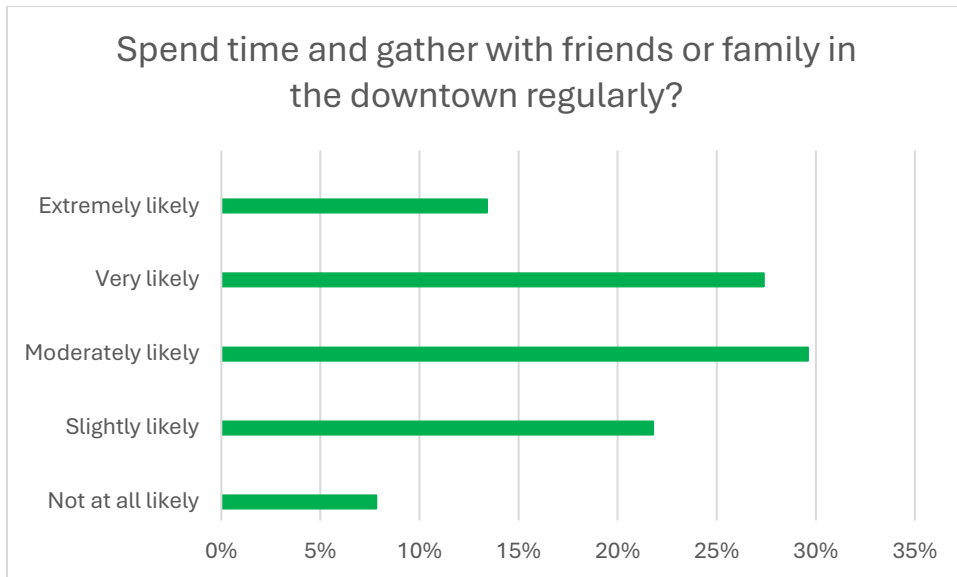
Answer Choices	Weighted Average
City parking lots north of Front Street	3.64
City parking lots south of Front Street	3.58
On the street	3.25
Private parking lots	3.02
<b>Answered</b>	<b>181</b>
<b>Skipped</b>	<b>0</b>

### Q16: How would you like to see Buchanan's marijuana industry evolve in the future?

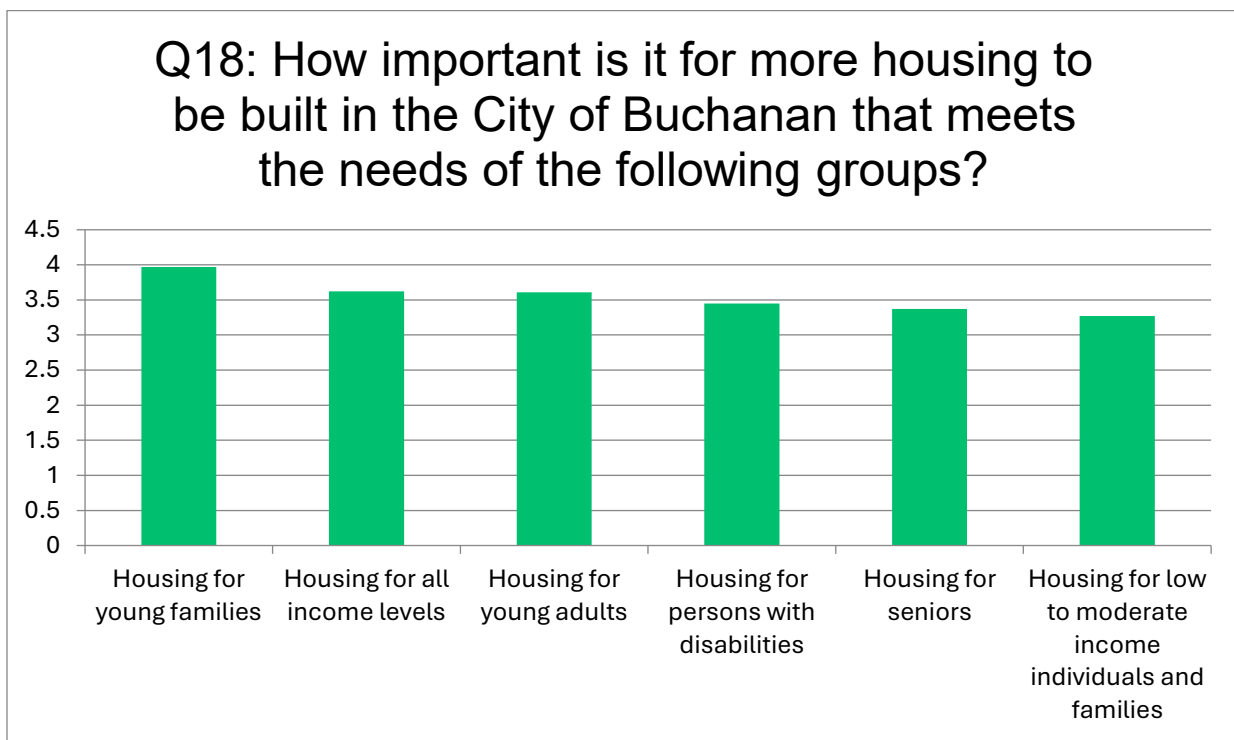


Answer Choices	Responses	
Allowed to continue at current levels	35.0%	64
De-emphasized over time	26.1%	47
Phased out	18.3%	33
Supported and celebrated	15.0%	27
Expanded and further developed	2.8%	5
No opinion / unsure	2.8%	5
	<b>Answered</b>	<b>181</b>
	<b>Skipped</b>	<b>0</b>

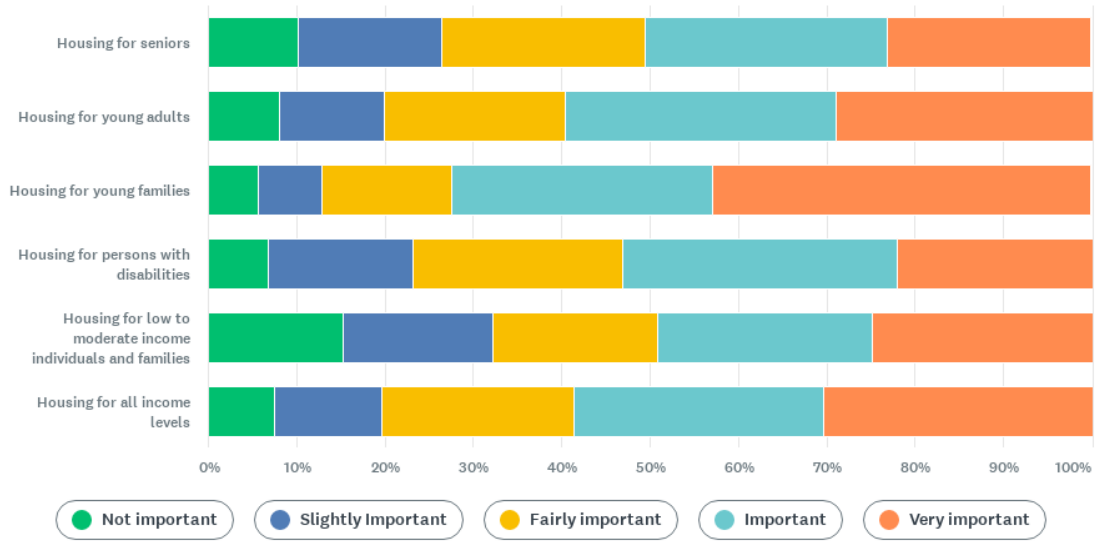
## Q17: How likely are you to spend time and gather with friends or family in the downtown regularly?



<b>Answered</b>	<b>180</b>
<b>Skipped</b>	<b>1</b>

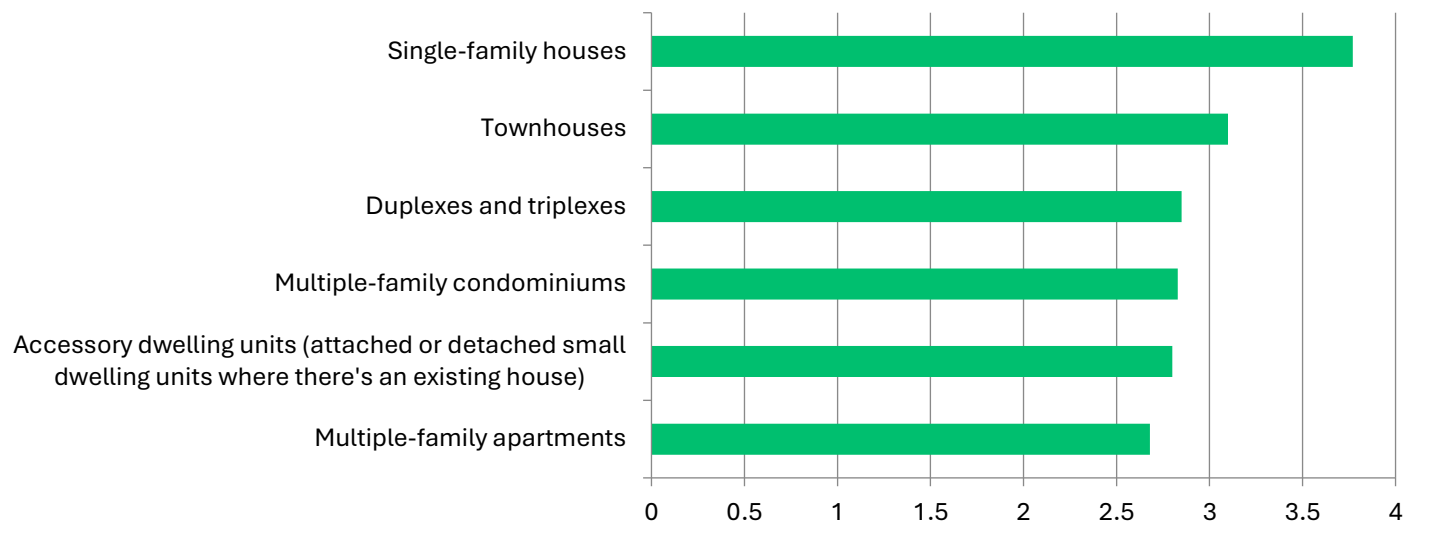


*The higher weighted average indicates greater overall importance.*

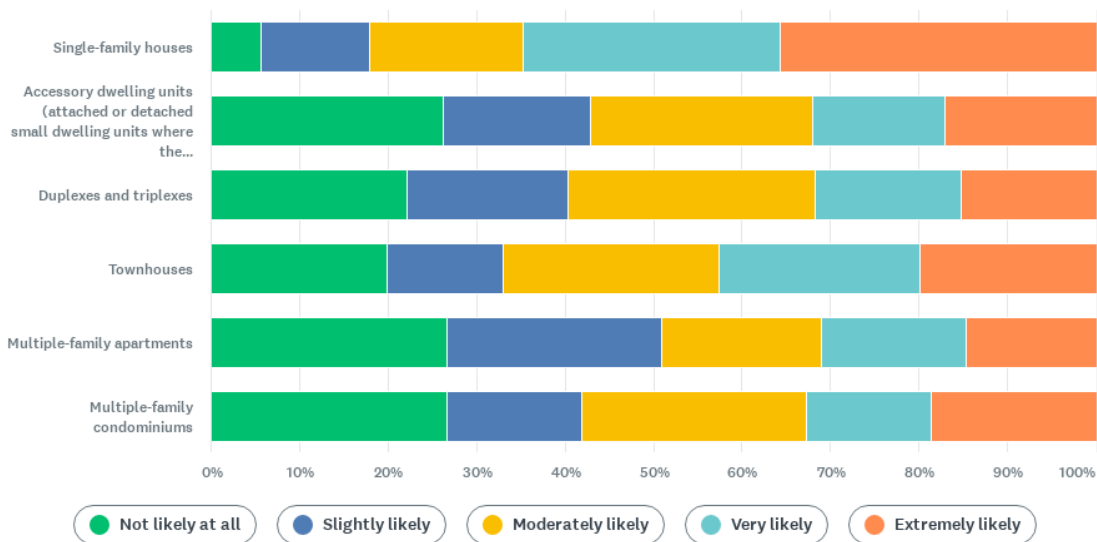


Answer Choices	Weighted Average
Housing for young families	3.97
Housing for all income levels	3.62
Housing for young adults	3.61
Housing for persons with disabilities	3.45
Housing for seniors	3.37
Housing for low to moderate income individuals and families	3.27
<b>Answered</b>	<b>179</b>
<b>Skipped</b>	<b>2</b>

## Q19: How likely are you to support the following types of housing being built in the City of Buchanan?



The higher weighted average indicates greater overall support.

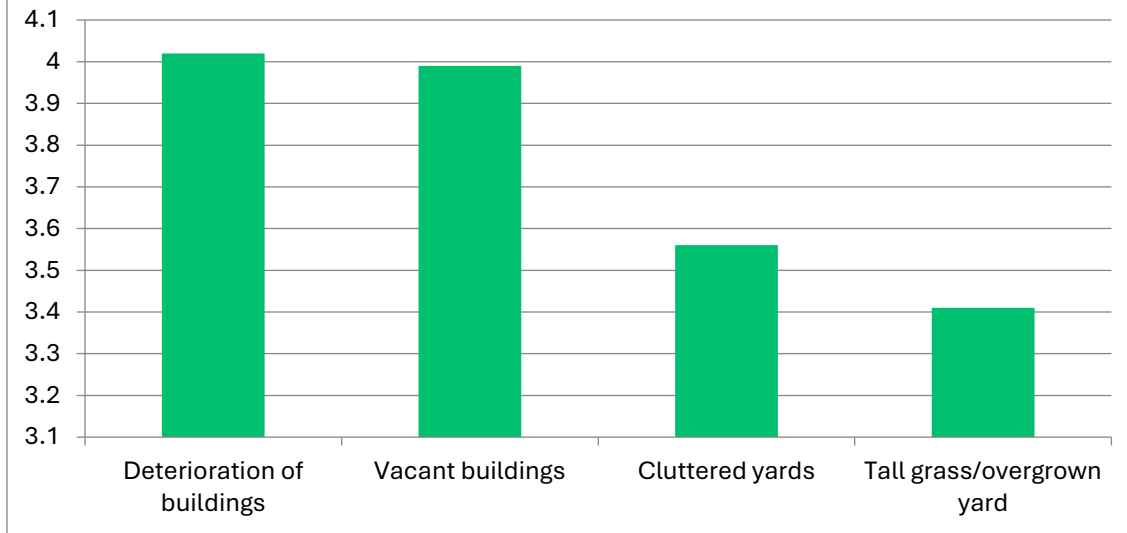


Answer Choices	Weighted Average
Single-family houses	3.77
Townhouses	3.1
Duplexes and triplexes	2.85
Multiple-family condominiums	2.83
Accessory dwelling units (attached or detached small dwelling units where there's an existing house)	2.8
Multiple-family apartments	2.68
<b>Answered</b>	<b>180</b>
<b>Skipped</b>	<b>1</b>

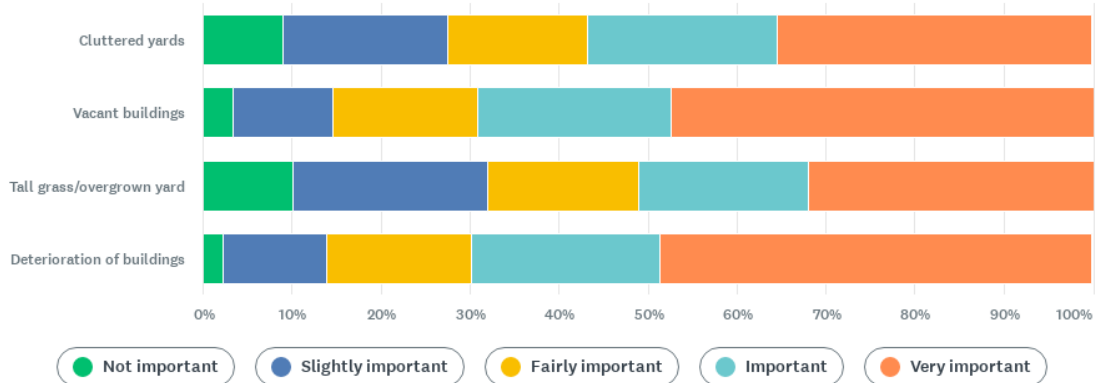
**Q20: What other comments do you have about housing in the City of Buchanan?**

Responses about housing in Buchanan were mostly negative, with concerns centered on high property taxes, housing affordability, and the maintenance of existing properties. Some want more diverse housing options, but many oppose large developments and favor supporting current residents. A few mention the need for better infrastructure, downtown amenities, and stricter property standards. Overall, residents seek improved affordability, upkeep, and thoughtful growth, with some expressing distrust in city leadership and a desire for more transparency and community focus in housing decisions. Sentiment is largely critical.

## Q21: To maintain community image, how important is it to regulate the following?

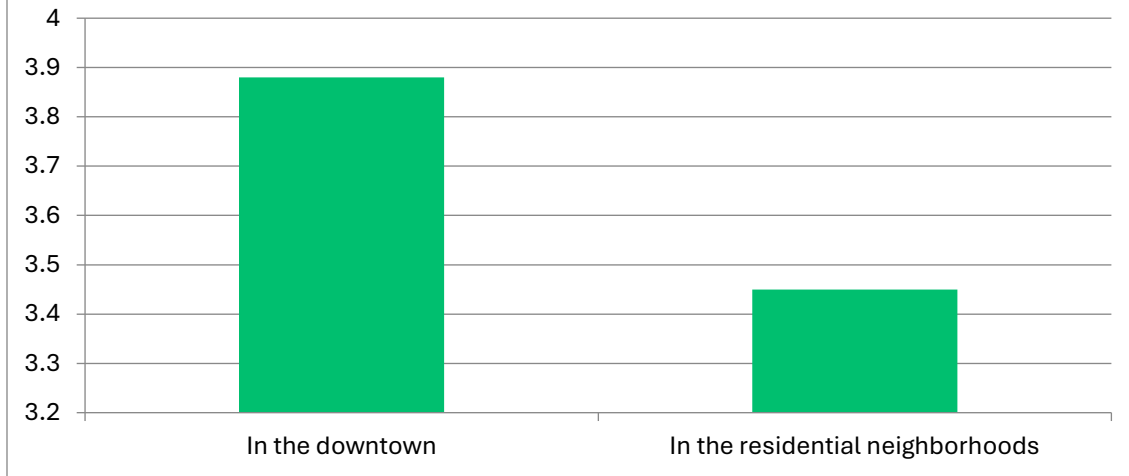


The higher weighted average indicates greater overall importance.



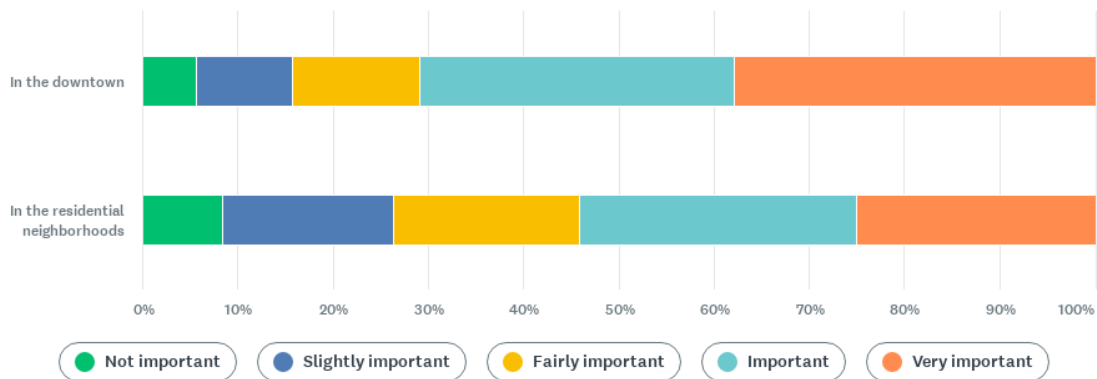
Answer Choices	Weighted Average
Deterioration of buildings	4.02
Vacant buildings	3.99
Cluttered yards	3.56
Tall grass/overgrown yard	3.41
<b>Answered</b>	<b>180</b>
<b>Skipped</b>	<b>1</b>

## Q22: How important is the preservation and rehabilitation of historic structures and neighborhoods?



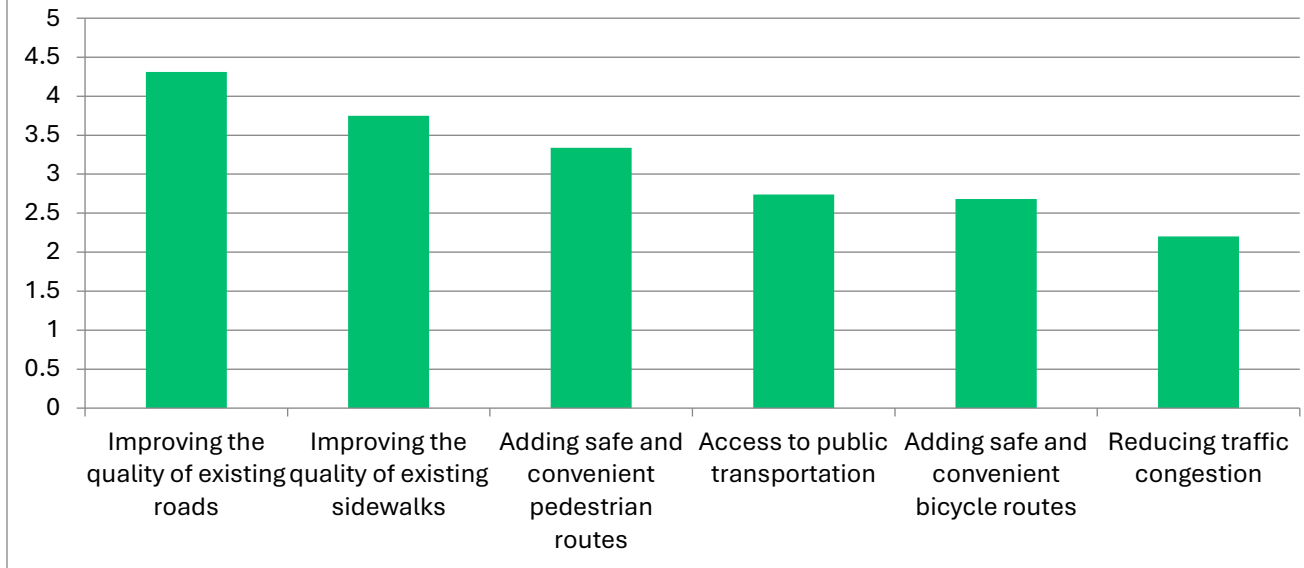
The higher weighted average indicates greater overall importance.

### Q22 How important is the preservation and rehabilitation of historic structures and neighborhoods?

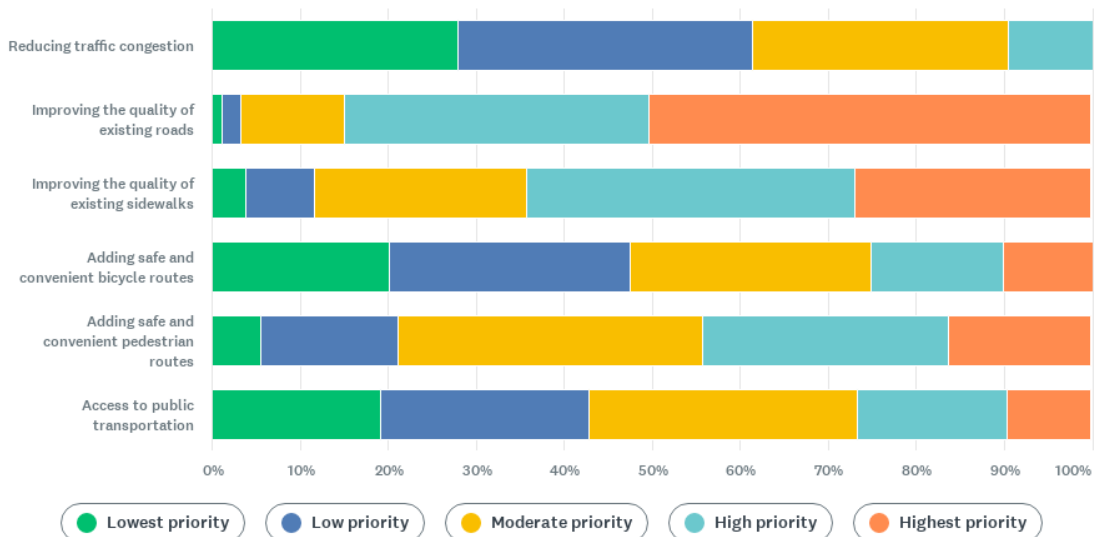


Answer Choices	Weighted Average
In the downtown	3.88
In the residential neighborhoods	3.45
<b>Answered</b>	<b>181</b>
<b>Skipped</b>	<b>0</b>

## Q23: Please rate how you prioritize the following initiatives related to transportation and accessibility in the City of Buchanan.

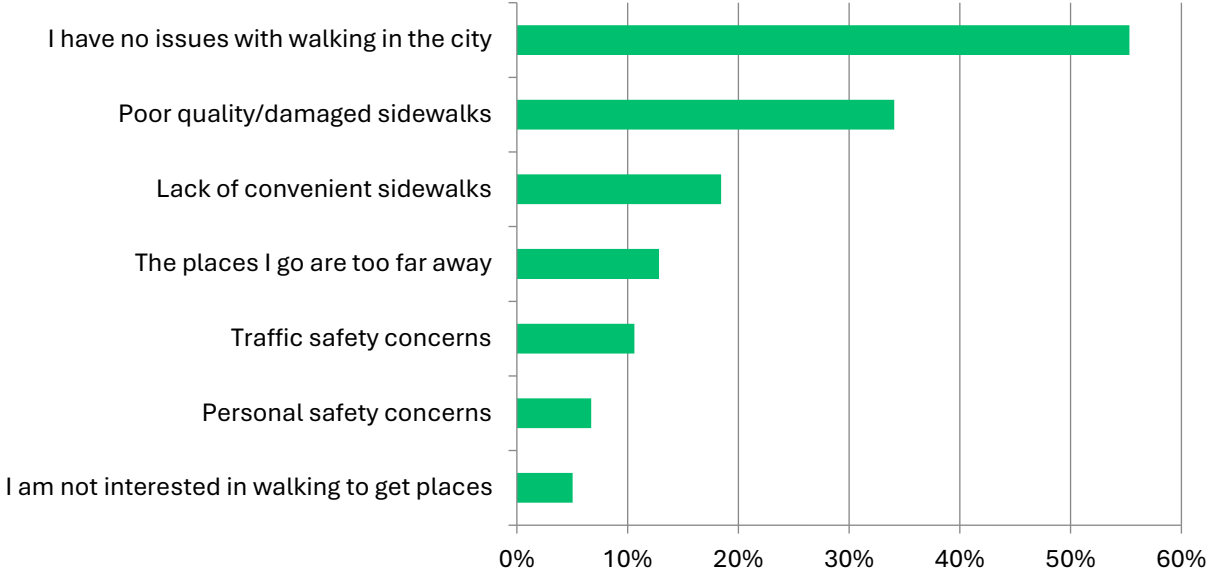


*The higher weighted average indicates greater overall priority.*



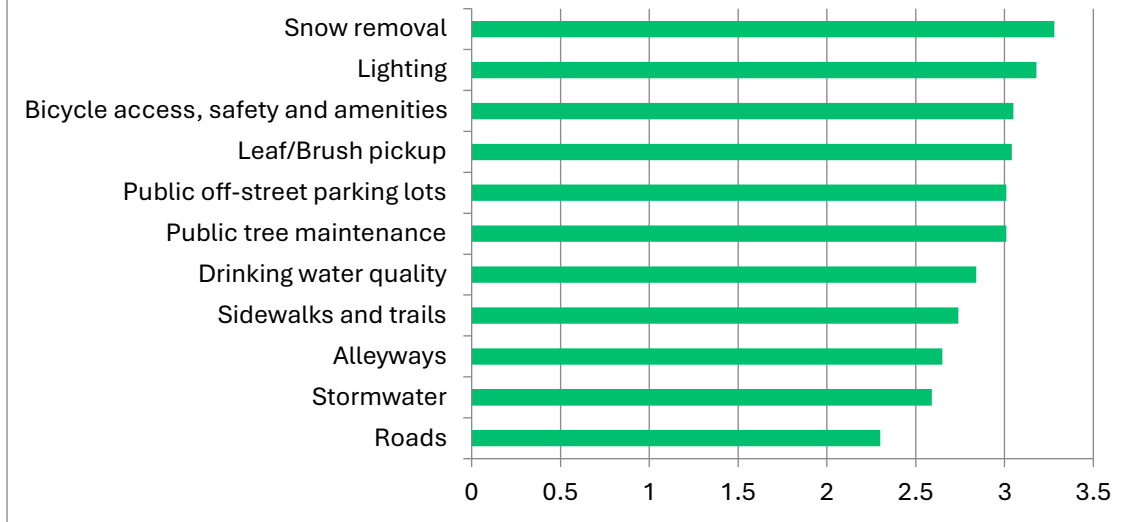
<b>Answer Choices</b>	<b>Weighted Average</b>
Improving the quality of existing roads	4.31
Improving the quality of existing sidewalks	3.75
Adding safe and convenient pedestrian routes	3.34
Access to public transportation	2.74
Adding safe and convenient bicycle routes	2.68
Reducing traffic congestion	2.2
<b>Answered</b>	<b>181</b>
<b>Skipped</b>	<b>0</b>

### Q24: What prevents you from walking in the City of Buchanan? Select all that apply

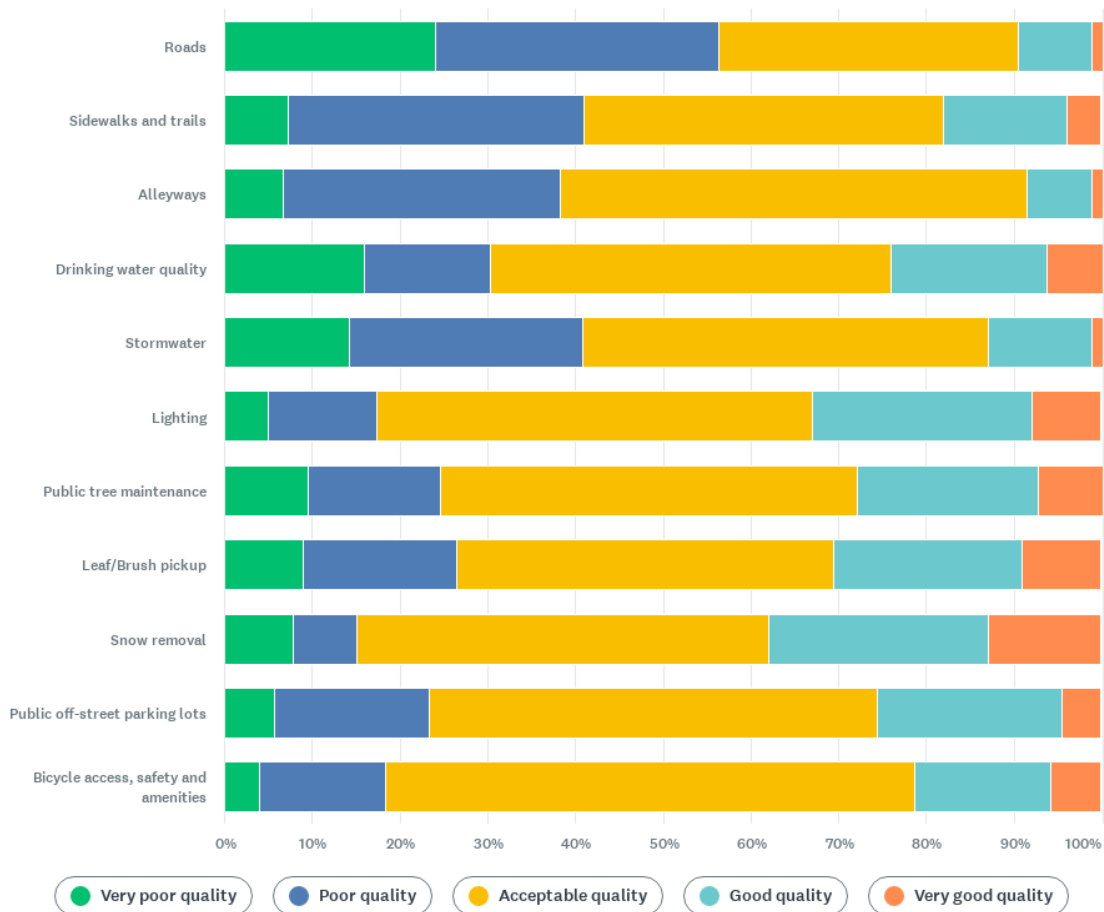


Answer Choices	Responses	
I have no issues with walking in the city	55.3%	99
Poor quality/damaged sidewalks	34.1%	61
Lack of convenient sidewalks	18.4%	33
The places I go are too far away	12.9%	23
Traffic safety concerns	10.6%	19
Personal safety concerns	6.7%	12
I am not interested in walking to get places	5.0%	9
	<b>Answered</b>	<b>180</b>
	<b>Skipped</b>	<b>1</b>

## Q25: Rate the quality of infrastructure/services in the City.

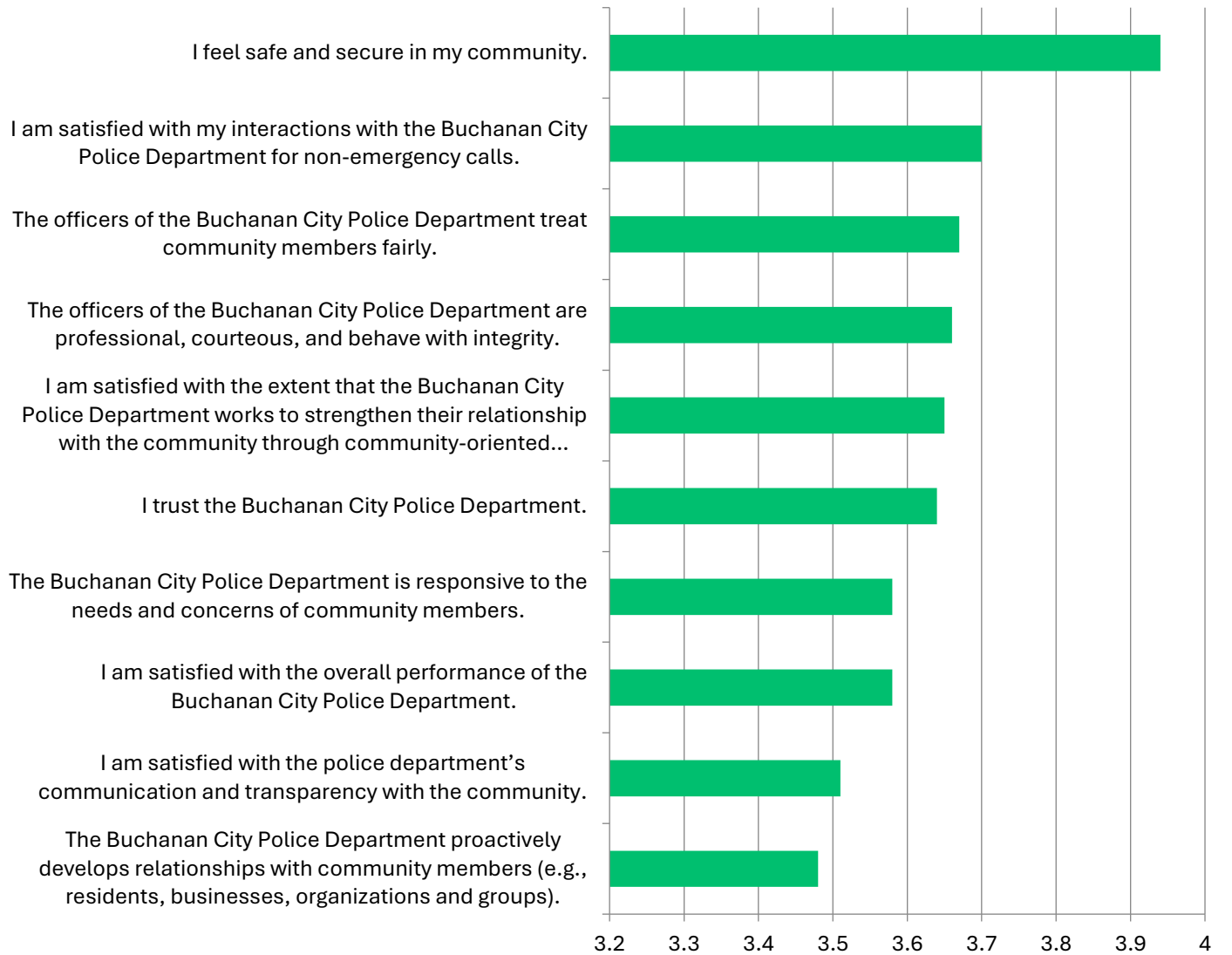


The higher weighted average indicates greater overall quality.

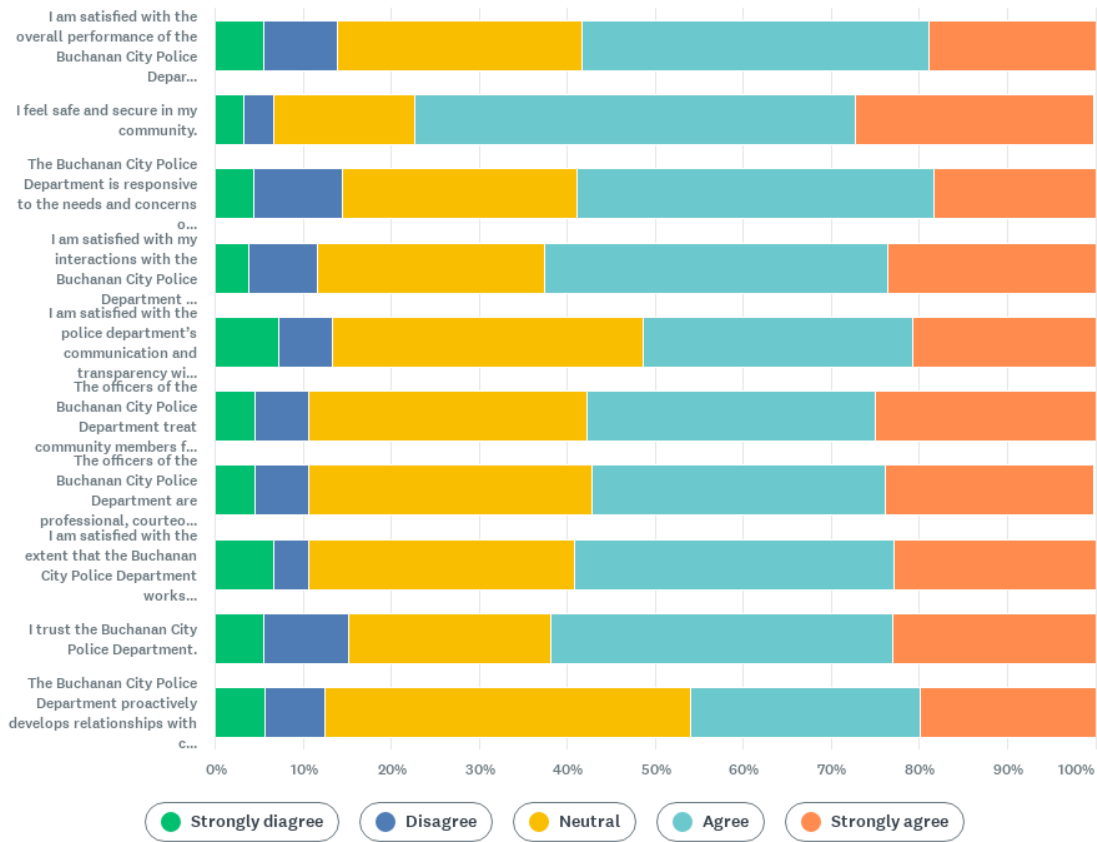


<b>Answer Choices</b>	<b>Weighted Average</b>
Snow removal	3.28
Lighting	3.18
Bicycle access, safety and amenities	3.05
Leaf/Brush pickup	3.04
Public tree maintenance	3.01
Public off-street parking lots	3.01
Drinking water quality	2.84
Sidewalks and trails	2.74
Alleyways	2.65
Stormwater	2.59
Roads	2.3
<b>Answered</b>	<b>180</b>
<b>Skipped</b>	<b>1</b>

## Q26: Select how much you agree with each statement.

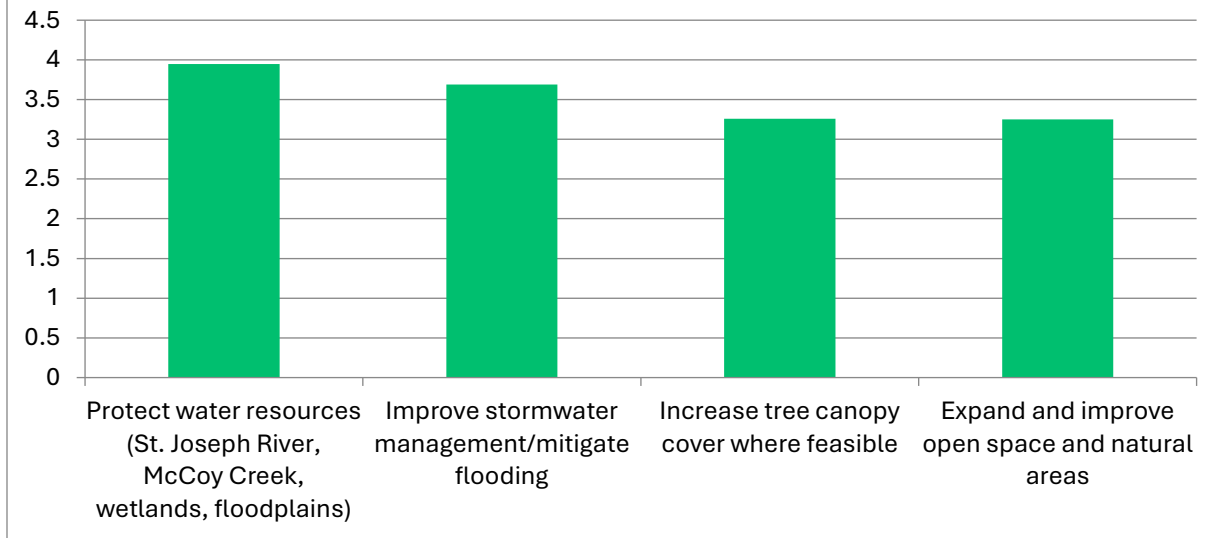


*The higher weighted average indicates overall a greater level of agreement.*

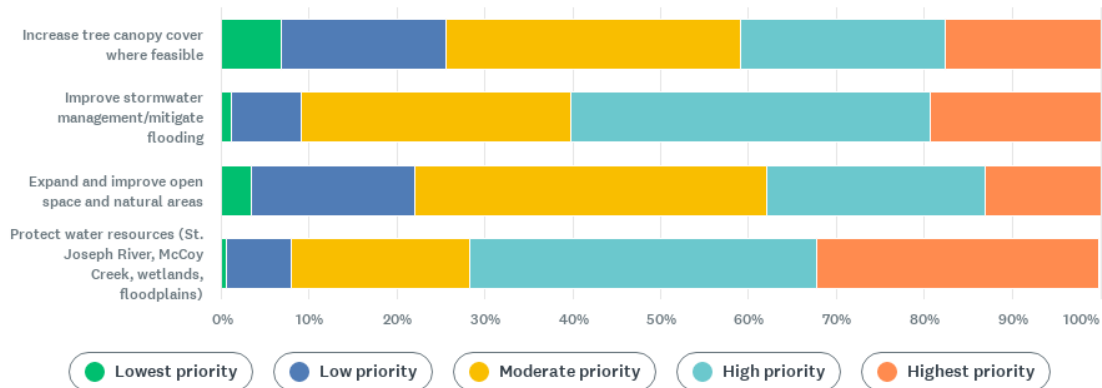


Answer Choices	Weighted Average
I feel safe and secure in my community.	3.94
I am satisfied with my interactions with the Buchanan City Police Department for non-emergency calls.	3.7
The officers of the Buchanan City Police Department treat community members fairly.	3.67
The officers of the Buchanan City Police Department are professional, courteous, and behave with integrity.	3.66
I am satisfied with the extent that the Buchanan City Police Department works to strengthen their relationship with the community through community-oriented activities (e.g., Shop with a Cop, National Night Out, Faith and Blue, etc.).	3.65
I trust the Buchanan City Police Department.	3.64
I am satisfied with the overall performance of the Buchanan City Police Department.	3.58
The Buchanan City Police Department is responsive to the needs and concerns of community members.	3.58
I am satisfied with the police department's communication and transparency with the community.	3.51
The Buchanan City Police Department proactively develops relationships with community members (e.g., residents, businesses, organizations and groups).	3.48
<b>Answered</b>	<b>181</b>
<b>Skipped</b>	<b>0</b>

## Q27: Please rate how you prioritize the following natural resources and sustainability initiatives.

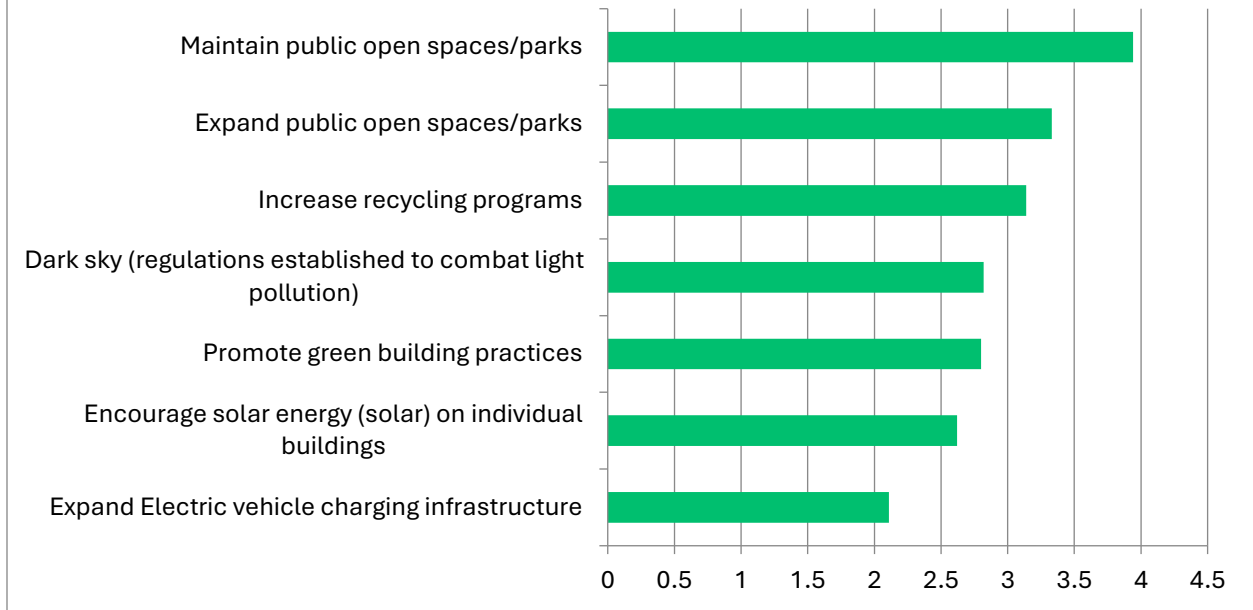


The higher weighted average indicates greater overall priority.

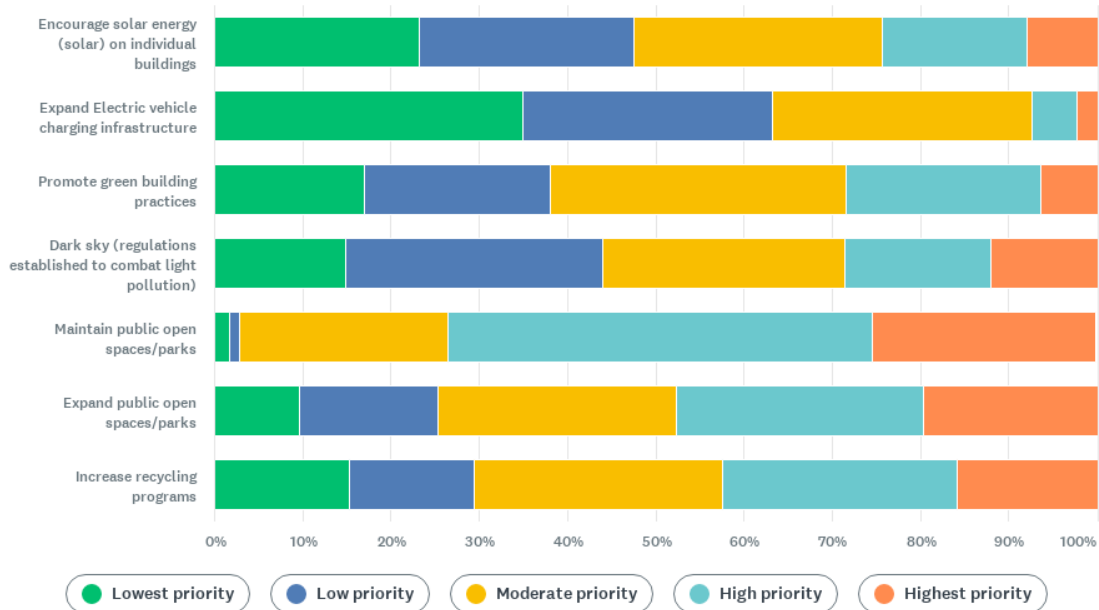


Answer Choices	Weighted Average
Protect water resources (St. Joseph River, McCoy Creek, wetlands, floodplains)	3.95
Improve stormwater management/mitigate flooding	3.69
Increase tree canopy cover where feasible	3.26
Expand and improve open space and natural areas	3.25
<b>Answered</b>	<b>178</b>
<b>Skipped</b>	<b>3</b>

## Q28: Please rate how you prioritize the following sustainability initiatives.



*The higher weighted average indicates greater overall priority.*

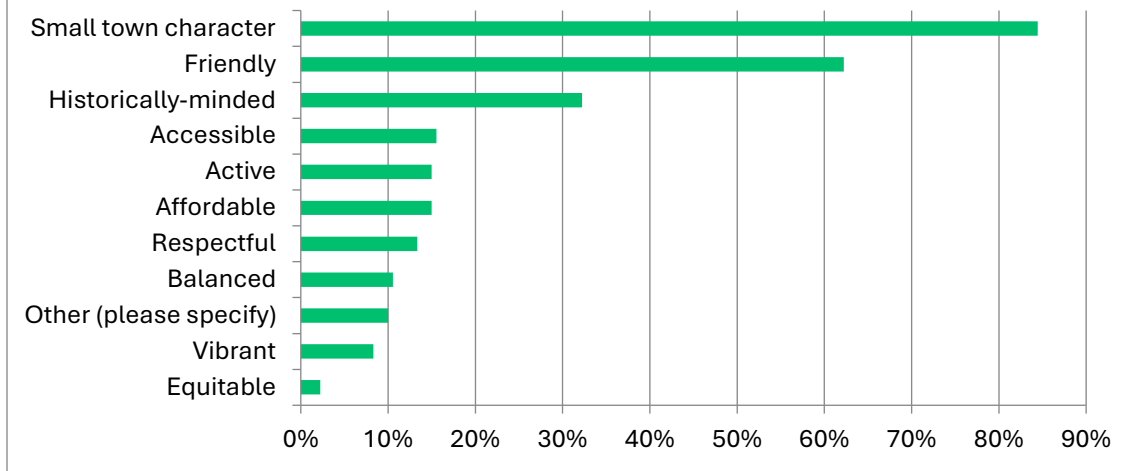


<b>Answer Choices</b>	<b>Weighted Average</b>
Maintain public open spaces/parks	3.94
Expand public open spaces/parks	3.33
Increase recycling programs	3.14
Dark sky (regulations established to combat light pollution)	2.82
Promote green building practices	2.8
Encourage solar energy (solar) on individual buildings	2.62
Expand Electric vehicle charging infrastructure	2.11
<b>Answered</b>	<b>180</b>
<b>Skipped</b>	<b>1</b>

**Q29: In a few words, what is the City’s greatest asset?**

Responses highlight a strong sense of pride in Buchanan’s parks, natural features, and small-town character. Many value the community’s engagement, friendliness, and historic preservation, while others appreciate local businesses, dining, and educational institutions. A few mention public safety and community values as important assets. While most feedback is positive, a small number express concern about preserving history and local identity. Overall, the city’s greatest assets are seen as its natural beauty, community spirit, and unique character.

Q30: What are the three values that you believe most embody Buchanan? Select up to 3



Answer Choices	Responses	
Small town character	84.4%	153
Friendly	62.2%	113
Historically-minded	32.2%	58
Accessible	15.6%	28
Affordable	15.0%	27
Active	15.0%	27
Respectful	13.3%	24
Balanced	10.6%	19
Other (please specify)	10.0%	18
Vibrant	8.3%	15
Equitable	2.2%	4
	<b>Answered</b>	<b>180</b>
	<b>Skipped</b>	<b>0</b>

## Open Ended Questions:

### Q21: What other comments do you have about housing in the City of Buchanan?

- Residential streets need repaving.
- I am all for affordable housing, however I do believe that the current city council is not transparent, they are not looking out for the community, and they have done a lot of back door deals that only help themselves and their friends. I would love to see a place for entertainment/activities that people can afford. I really miss thrill on the hill, and I can't stress enough on how I do not trust the city council or anyone that works with them.
- AFFORDABILITY- make it more affordable PLEASE
- The City needs to up their game....more upper income residences (Condos/townhouses), more industries/businesses ( NOT marijuana), more population. Tree policies are over reaching.
- It would be appreciated if residents didn't have trash or unusable vehicles in their yards. Stronger enforcement for the beauty of our city.
- The property tax and utility bills are sky high and prohibitive to live here! Having pot holes everywhere is the reason I get out of town as soon as I can find a way out that isn't under construction or wrecks your vehicles.
- There are plenty of housing opportunities. The problem is the property taxes and the water costs.
- A lot of run down houses that should be addressed
- I feel the properties in the city (both residential and commercial) are looking very shabby. What can be done to push code enforcement to be more diligent? It seems like our town is full of slum lords and it is eroding the lovely town.
- Given both the extremely limited housing availability in Buchanan and the demand for increased economic stimulus within the city, prioritizing housing that could cater to those interested in starting/operating/staffing businesses as well as those who have the means to support growing businesses should take priority.
- We desperately need more choices AND a cleanup of many of the existing homes.
- Please reinforce neighbors to take care of their yard. The sidewalks are pretty rough in the neighborhoods...
- Property taxes are extremely high for the lack of amenities in our small town.
- Great city manager
- I would like to see affordable housing for families made available with reasonable taxes. It is important to have a diverse population to maintain and improve the vitality of our community.
- Please enforce code violations and clean up blight!!! This would make a huge difference. Also empty store fronts up and downtown.
- City council wastes money. Current budget is too much. Taxes are too high. City has moved in the wrong direction in the past 5 years.
- We need more affordable housing, especially apartments and lower cost houses.
- Need middle class 3-bed townhouses for rent.
- We need more middle and upper middle price range housing to own and rent; there's plenty of starter or lower range already
- Less slumlords. Seems like they raise the rent but don't take good care of the properties
- Great place to live
- Need more housing options and lower property taxes.

- High tax rates make building within the city limits unattractive compared to surrounding areas. There should be tax incentives for improving city housing.
- I would like to have more shopping and restaurants downtown!
- The city should not be in the business of providing housing. The city should not be foreclosing on properties and selling the land to “preferred” buyers. What is the city/county doing to lower taxes and allow homeowners to keep their properties? Grants are taxpayers money, not free money.
- We need new rental units and stricter enforcement of stricter ordinances with regard to existing multi-family rental much of which is more than 40 years old and tenement like. How about townhouses for families, to own and to rent? Give away land to developers, starting with the City lot on Days Ave and the adjacent lot in exchange for building a townhouse development with 3-4 bed units for less than \$300K. How about single floor 2-3 bedroom condos for under \$200,000? All DT or close to encourage a small town walking lifestyle, rather than emphasizing driving to DT.
- As a young potential homeowner, the cost of owning property in Buchanan is very prohibitive, and I grew up here. Also, I'm very disappointed in the lack of school district representation in this survey.
- See codes informed for upkeep of homes in neighborhoods. Eliminate Marijuana businesses on Front street downtown
- We have apartments get those updated. Open the idea to using Golf Carts and stop pulling people over. Stop worrying about what the FIPS want. Push the road commission to fix all the roads in our surroundings areas. Get the Pot shops OUT of the down town area where families what to walk it stinks!
- We need to stop allowing houses being bought up, just to be a rental. Rentals have there place. There are not very many affordable houses for sale, especially for families.
- The rental units need held to a higher standard. The renters consistently are suffering for landlords indifference to the condition of the structure.
- Property taxes are quite high compared to other areas around. If they get much worse, we'll move to Indiana. We spend much of our time there anyway.
- There should be an ordinance requiring all residential driveways to be paved (no more stone/dirt/ grass driveways). Also, That residents must park in their driveways in such a way that their neighbors' views of pedestrians on the sidewalks are not blocked when pulling out of their driveways (both forward and in reverse)... it's dangerous. Lastly, residents must remove items, such as scaffolding, when they're done using them and not leave them up for 15 years as if they're part of the structure of the house.
- Any housing should be quality construction.
- Not enough of it
- Many houses could stand repair and restoration to make them comfortable and attractive again - but vinyl siding jobs and generic lumberyard window and door replacements should be discouraged in all ways possible.
- I feel there are several apartment buildings around town, but they are older and some are unkept. I don't think we need more complexes, but update the current ones.
- None
- Need a program akin to Niles that provides funding for redevelopment, maybe MSHDA or Foundation
- No more housing development.
- We do not want big developments here. Small town life is why people live here. People owning their own homes and not having corporations own apartments here is crucial to our quality of life. The apartments that

we do have need to be held to a very high standard of quality in how they maintain their properties. No new developments.

- I think affordable housing is very hard to come by for ALL people, but especially young adults trying to maintain footing in town. Many young adults are struggling to maintain housing on single incomes and younger generations are who we need to count on for community growth.
- I support housing growth only through pathways that prioritize local homeownership over institutional investment.
- I have noticed that there are a lot of low income families struggling to find housing on Facebook and Nextdoor.
- I think the amount of houses is fine they need to clean up properties that exist theres a lot of rundown homes that look trashy
- As a parent of two young adults ,the struggle to find nice , updated ,affordable housing is real. There is no such thing as a starter home. More needs to be done to attract young families to our town.
- Taxes & water are extremely high.
- To obtain housing in the city of Buchanan is nearly impossible with the tourist buying and driving the pricing of property up within Buchanan as a whole. The housing that is not available looks sad and drained as if the taxes are not breathing life back into the town and it's citizens. Few and far between are lovely homes with families that can afford to keep up with maintenance.
- None
- Their is plenty of housing in the city of buchanan. The problem with the city housing would be the taxes that are way to high for what the people have to live in. Dealing with crackheads throughout the city, lack of safety in the city, and the tax dollars being used inappropriately by city officials. In a city who's taxes are as high as cities like bridgman, and st. Joe. Make that make sense. Maybe if the officials for the city cared more about the residents of the city rather than trying to squeeze every dollar out of them, more people would like to live here. Nothing but a bunch of criminals.
- I feel like out of state people buy up the cheap houses barely fix them up, and then sell for 3-4 times what they paid for them.
- Need nicer apartments
- Start enforcing code violations!
- Please make taxes more affordable
- I would support people being able to rehabilitate and renovate existing homes whenever feasible, perhaps while living in an accessory dwelling onsite if immediate housing is needed during the rehab process (and that dwelling could be rented out later).
- High taxes do not allow young families to afford Buchanan. Water bills do not help. We need businesses that employe people with fair wages to attract the youth and young families. Rules on renting and STR's do not help.
- Taxes are way too high. Water bill is astronomical now because of poor city planning and maintence.
- Glad to see it improving
- I believe we have enough rentals and slumlords in Buchanan. The town needs more affordable Housing for families.
- It's a small town that doesn't need additional multi-family housing in my opinion.
- We just need more affordable housing

- If you make family homes then provide an inside fun place for children, teens and families.
- Worry about your current residents and our needs for affordable housing
- So many houses are in bad shape. And too many are vacant.
- I would like to see guidelines established for short term rentals that prevents the problems occurring in New Buffalo and Three Oaks, ie inflating housing costs so that families can't afford to live here.
- Water and tax bills are theought the roof. If I didn't have a water bill every month I could probably have a savings account. Lower them 2 bills and you might just get people to live in this town again.
- Help the people in Buchanan, stop ignoring them to bring people to replace them. A strong foundation is key before building out.
- It is great I love Buchanan
- Limited space to improve density opportunities
- The taxes are outrageous. I own three homes and pay almost \$20k per year in taxes to drive down a road riddled with potholes. The taxes make it hard to charge a reasonable rate for rent, yet the condition of the roads make it hard to justify - the two do not align. What do we have to show for the taxes?

Q29: In a few words, what is the City's greatest asset?

- The Library and the Commons and Union Coffee.
- Parks
- Small town feel, but also have a progressive stance.
- McCoy Creek Trail
- The people
- The people that care.
- The commons
- What remains of historic buildings and the natural beauty in all seasons. Both of these assets seem to be disregarded and dispensable by the commission.
- Trees
- The quietness
- The citizens
- The people who live here.
- Small town characteristics
- The police department is its greatest asset.
- Small town feel where everyone knows someone. The fire and police department are very friendly and take part in community events.
- Small town feel
- The people that care to help make positive changes.
- The historic charm of the city is very memorable and appealing in a rapidly modernizing world.
- Small town comraderie and cooperation.
- Visual, geographical and topographic beauty.

- The Common
- The community
- Beautiful area and a charming town
- The many volunteers who augment city provided services, such as BARB, BTF, the library, zoning commission, planning commission, etc.
- Youth programs. DPW. School Superintendent. City Manager.
- The wholesome hometown feel, how I feel like I know everyone and I know my family is safe on this town.
- The antique shops and cafe's downtown, but need galleries too.
- The redevelopment of historic buildings downtown the past 20 years
- The creek running thru it.
- People care about each other
- Green space
- It's history and farming
- The Commons
- Sense of Community Pride
- Recent addition of restaurants and shopping
- It's people.
- Buchanan Common with McCoy's Creek, historic buildings, and the expanding entertainment choices.
- Location
- All those who have brought DT back to life.
- Natural beauty and history, I.E. the creek and trails.
- Residents
- Low cost/value housing stock
- Downtown businesses that draw visitors
- Convenience to other places
- McCoy Creek Trail, The Commons & Cannabis Culture
- The Commons and Farmers Market
- We have a lot of parks. They just need updated.
- It's location. It's a very pretty little town, always has been, slightly off the beaten track yet convenient to interstates that can quickly connect you to urban areas. I would like to see us not imitate commercially oriented small towns. I would like to see our residents benefit from more industry jobs brought our way.
- It's DT developers and business owners
- The people in it.
- Proximity to city amenities in South Bend and to the beach.
- Our community members.
- Their transparency and how well they care for our city
- Buchanan Art Center
- The creek and the mill race

- Cooperative and helpful small-town community with pride in its past, historic built environment, and spirit of civic engagement.
- Our location to larger cities, wineries, natural features and agriculture.
- The library and the commons
- The Common, McCoy Creek Trail, Pears Mill
- Cares for citizens
- Clean and friendly small town.
- Being a small town! People are nice here and we don't have huge developments that is so important.
- Diversity. There are quite a few stubborn and bias individuals, but it hasn't stopped the diversity from blooming
- Aside from my own home, Mike Baker. That man deserves a raise!
- the people
- The Community Commons
- Small town atmosphere
- The downtown and buchannan commons areas.
- The people who live there
- Friendly small town feel
- Walking paths.
- Location
- The library and festive downtown atmosphere
- Redbuds
- Its community and increasingly thriving downtown area.
- The commons area
- Hometown Feel
- The city is doing a fantastic job of abolishing the history that got us here. The small town charm is what got us on the map let's not erase it.
- The charm
- The Residents.
- The community members.
- BCPD, BCFD, SMALL business owners who stay, and invest in us. Teachers, staff, and parents who invest our kids and community.
- Businesses centrally located.
- Can't think of one.
- The library.
- We have a great chief of police
- The fire department!
- Buchanan's greatest asset is its size and people within the community. It would not take much as a community to make it the great place to live it claims to be. It takes the responsibility of the collective as individuals who care about their family, home, neighbors, community and country. That and with the assist from local government for vital systems like clean water, handling abandoned and properties that

are a blight, consider incentivizing tiny homes, and roads built to last including using heated roadways like other cities in Michigan have begun to do.

- Schools, Civic engagement
- Proximity to Chicago
- Its people, especially its children and youth
- The school system and its employees.
- Local Business Owners who are invested
- Volunteers working to better the city with little help from the actual city officials help.
- Hardware store. Gary z's and b&w. Everything else is geared to Chicago people
- The people they love the town
- The Buchanan public school system
- Small town USA
- Commons
- The waterways
- The Common. The river.
- Buchanans location allows it to keep a small town/historic vibe and its that very charm of our town I think we can expand upon. Keeping the feel of a small town with big personality. Nothing is better than coming to Buchanan and walking around to all the downtown restrants and shops. I think improving what we can offer visitors downtown would really make a big difference. We need more reasons for people to want to visit and stick around.
- Great restaurants
- its people
- Walking tails
- It's still reasonably affordable unlike small towns near the lake where IL people have driven up costs.
- The people that live here and actively care about the health and well-being of the city and its residents.
- Our children and our safety
- Its residents
- McCoy creek and close proximity to the St. Joe River
- ItsDPW
- Residents
- The reputation of its people (friendly, helpful)
- Volunteers
- Small Town
- Parks
- Location
- Volunteers and their partnership with the City and City Staff
- McCoy creek trail
- The history and people. It seems like we are trying to make Buchanan country generic instead of leaning on our rich history.(leaning not living in the past)
- Fast food
- Restaurants and bars

- Our youth.
- Continue investing in placemaking activities that promote families setting roots.
- Small town charm
- The school system and the volunteers who make things happen in the city.
- I would say our creek and trails.