



Jackson County Planning Commission

Staffed by the Region 2 Planning Commission (R2PC)

120 W. Michigan Avenue • Jackson, MI 49201

Phone (517) 788-4426 • Fax (517) 788-4635

MEETING NOTICE

FOR FURTHER INFORMATION CONTACT:

Kade Peck
R2PC Planner
(517) 416-0405
kpeck@mijackson.org

DATE: October 8, 2026

TIME: 6:00 p.m.

PLACE: 5th Floor Commission Chambers
Jackson County Tower Building
120 W. Michigan Avenue
Jackson, Michigan 49201

MEETING AGENDA

1. Call to order and pledge of allegiance
2. Public comment [**3 MINUTE LIMIT**]
3. Approval of Minutes
Approval of the September 10, 2026, meeting minutes [**ACTION**] 3
4. Approval of Agenda
Approval of the October 8, 2026, meeting agenda [**ACTION**]
5. Request(s) for review, comment, and recommendation
 - a. Consideration of township zoning amendment(s) – *None*
 - b. Consideration of master plan(s) – *None*
 - c. Farmland and Open Space Preservation Program (PA 116) application(s) –
(1)FA | #26-1 | Pulaski PA116 Agreement [**ACTION**]7
6. Other business
 - a. Unfinished business –*None*
 - b. New business – *None*
 - c. Notices - *None*
7. Public comment [**2 MINUTE LIMIT**]
8. Commissioner comment
9. Adjournment

The next scheduled meeting of the Jackson County Planning Commission is November 12th, 2026

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Phone (517) 788-4426 • Fax (517) 788-4635

MEETING MINUTES

September 10, 2026

5th Floor Commission Chambers • Jackson County Tower Building • Jackson, Michigan

Members Present: Mr. Corey Kennedy, Board of Commissioners; Mr. Kurt Cole, At Large; Ms. Nancy Hawley, Chair; Mr. Ted Hilleary, Education; Ms. Mary Wolcott, At Large; Mr. Russ Jennings, At Large; Ms. Celia Croff, At Large; Mr. Mark Baldwin, Economic; Mrs. Mary Hall, At Large.

Members Absent: None.

Staff Present: Mr. Kade Peck, Planner.

Others Present: None.

Item 1. **Call to Order and Pledge of Allegiance.** Comm. Hawley called the meeting to order at 6:00 p.m. Those in attendance rose and joined in the Pledge of Allegiance.

Item 2. **Public Comment.**

Jobeth Carlton of Rives Township praised Jackson County Planning Commission and the work they do.

Item 3. **Approval of Minutes.** Comm. Kennedy made a motion, seconded by Comm. Baldwin, to approve the July 9, 2026, meeting minutes. *The motion was approved unanimously.*

Item 4. **Approval of the Agenda.** A rezoning from Summit Township was added to the agenda. Comm. Kennedy made a motion to approve the agenda for July 12, 2026, seconded by Comm. Baldwin. *The motion was approved unanimously.*

Item 5. **Request(s) for Review, Comment, and Recommendation.**

a. **Consideration of Township Zoning Amendment(s).**

(1) **CZ | #26-13 | Waterloo Township**

Staff referred to a report regarding a zoning text amendment request for a parcel in Waterloo Township.

Staff outlined the changes to width requirements and setback rules for kennels and

buildings used for animals in the zoning ordinance.

Comm. Hilleary made a motion to recommend **approval** of the zoning text amendment, supported by Comm. Wolcott. *The motion was approved unanimously.*

(2) **CZ | #26-14 | Summit Township**

Staff referred to a report regarding a zoning text amendment from Summit Township.

Staff explained multiple parts of the ordinance, including the zoning restrictions, water treatment rules, power generation rules, noise rules, and more included in the staff report. Planning Commissioners discussed different ways the Township could look to regulate data centers and to ensure community benefit from this use. Zoning Administrator from Summit Township Al Hooper explained the reasons for different zoning implementations within the ordinance. More details are located in the staff report.

Planning Commissioners added comments related to the Township considering limits on IFT tax exemptions for data centers and having a community benefit agreement as a part of approval for data centers.

Comm. Cole made a motion to recommend **approval with comments** of the rezoning, supported by Comm. Kennedy. *The motion was approved unanimously.*

(3) **CZ | #26-15 | Summit Township**

Staff referred to a report regarding a rezoning in Summit Township.

Staff outlined the two parcels that were proposed to be rezoned to 'C-2' General Commercial and discussed information of the rezoning from the staff report. The proposed rezoning is being requested to allow for a convenience store. More details are located in the staff report.

Comm. Cole made a motion to recommend **approval** of the rezoning, supported by Comm. Baldwin. *The motion was approved unanimously.*

(4) **CZ | #26-16 | Leoni Township**

Staff referred to a report regarding a rezoning in Leoni Township.

Staff outlined the parcel to be rezoned from 'B-2' Community Business District to 'RS' Suburban Residential. The reason is the parcel is currently nonconforming and must be rezoned to add a garage. More details are located in the staff report.

Comm. Kennedy made a motion to recommend **approval** of the rezoning, supported by Comm. Wolcott. *The motion was approved unanimously.*

(5) **CZ | #26-17 | Summit Township**

Staff referred to a report regarding a rezoning in Summit Township.

Staff outlined the parcel to be rezoned from 'RS-2' Residential to 'C-' Local Commercial.

The purpose of the rezoning is that the parcel is not viable for residential development and thus needs to be rezoned to commercial. Staff outlined the commercial nearby and that the future land use plan that was compatible with the reasoning. Zoning Administrator Al Hooper explained why the parcel was not compatible with a residential rezoning, because of the commercial building that is on the parcel. More information is located in the staff report.

Comm. Baldwin made a motion to recommend **approval** of the rezoning, supported by Comm. Cole. *The motion was approved unanimously.*

b. **Consideration of Master Plan(s).** None.

c. **Farmland & Open Space Preservation Program (PA 116) application(s).** None.

Item 6. **Other Business.**

a. **Unfinished Business.** None.

b. **New Business.** None.

c. **Notices.** None.

Item 7. **Public Comment.** None.

Item 8. **Commissioner Comment.**

Discussion happened related to data centers and what local townships and cities should be doing as well as the idea of a state moratorium. Commissioner Jennings stressed the need for local municipalities to keep control of zoning and land use decisions, but said he saw some merit in a statewide moratorium. Commissioners Hawley and Wolcott discussed different strategies that could be taken related to data centers.

Item 9. **Adjournment.**

Comm. Kennedy made a motion to adjourn, supported by Comm. Cole. *Commissioners approved the motion unanimously.*

The meeting adjourned at 7:10 p.m.

Respectfully submitted by:

Kade Peck, Recording Secretary



Farmland and Open Space Preservation Program
Application for Farmland Development Rights Agreement

Contact and Legal Information

Please print or type responses. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

OFFICIAL USE ONLY

Local Governing Body

Date received: 9-15-2026

Application #: _____

I. Personal Information

1. Name(s) of applicant

See #18

Last	First	Initial
------	-------	---------

(If more than two, see #18) _____

Last	First	Initial
------	-------	---------

2. Entity name: _____

3. Mailing address: 7865 Lattenton Rd: Concord MI 49237

Street	City	State	Zip Code
--------	------	-------	----------

4. Phone number: (517) 740-9359

5. Alternative telephone number (cell, work, etc.): (517) 524-7466

6. Email address: ghotehk@yahoo.com

II. Property Location (can be taken from the deed/land contract)

7. County: Jackson

8. Township, city, or village: Palaski

9. Section #: 12 Town #: 45

Range #: 3W Parcel # (Tax ID): _____

III. Legal Information

10. Attach a clear copy of the recorded deed or land contract. Must include all pages and must include the legal description. (See #15, #16, and #17)

11. Date of purchase from your deed: _____

NOTE: If land was transferred from yourself to your trust, a copy of the previous deed indicating whom you purchased it from is required.

12. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

13. Is there a tax lien against the land described above? ☐ Yes ☒ No

If "Yes," please explain circumstances:

14. Does the applicant own the mineral rights? ☒ Yes ☐ No ☐ Unknown

If owned by the applicant, are the mineral rights leased? ☐ Yes ☒ No

Indicate who owns or is leasing rights if other than the applicant:

Name the type(s) of mineral(s) involved: _____

15. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting use for something other than agricultural purposes? ☐ Yes ☒ No

If "Yes," indicate to whom, for what purpose, and the number of acres involved:

16. Is land cited in the application subject to any other encumbrances (such as easements) that would prohibit agricultural use of the property, or impact the applicant's eligibility for the farmland tax credit? ☐ Yes ☒ No ☐ Unknown

If "Yes," indicate the type of encumbrance and grantee:

17. Is land being purchased under land contract? ☐ Yes ☒ No

If "Yes," a complete copy of the recorded land contract is required and must include the name and address of both the vendor (seller) and vendee (buyer).

If the property is under land contract, the vendor (seller) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract seller sign below (all sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application to be enrolled in the Farmland and Open Space Preservation Program.

Printed Name of Land Contract Vendor (Seller)

Signature of Land Contract Vendor (Seller)

Date

18. Please check the appropriate selection(s) below. A copy of the executed document supporting your choice must be provided (trust, agreement, articles of incorporation, etc.).

☒ 2 or more persons have a joint or common interest in the land

☐ Corporation

☐ Limited Liability Company

☐ Partnership

☐ Estate

☐ Trust

☐ Association

If applicable, list the following: Individual Names If more than 2 Persons, President, Vice President, Secretary, Treasurer, Trustee(s), Member(s), Partner(s), or Estate Representative(s):

Name: Gregory O. Hotchkiss Title: _____

Name: Cynthia A. Hotchkiss Title: _____

Name: Brent W. Hotchkiss Title: _____

Name: Linda M. Hotchkiss Title: _____

(Additional names may be attached on a separate sheet)

LAND ELIGIBILITY**IV. Land Eligibility Qualifications: Check one and fill out the correct section(s).**

This application is for

- ☐ 40 acres or more and 51% agriculture use → Complete only Section 19 (a-g).
- ☒ 5 acres or more but less than 40 acres and 51% agriculture use and Income requirement → Complete only Sections 19 and 20.
- ☐ A specialty farm of 15 acres or more → Complete only Sections 19 and 21.

19. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc.):

Cash Crops & Livestockb. Total number of acres on this farm: 39c. Total number of acres to be enrolled (if different than above): 29d. Acreage in cultivation: 30

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____

f. All other acres (swamp, woods, etc.): 9

g. Indicate any structures on the property (If more than one structure, indicate the number of structures):

Total: _____

NOTE: Rental houses and other non-agricultural structures are not considered a permitted use and will require a survey to exclude these uses from the application.Description of structures (include items such as residence, barn, shed, silo, wind turbines, cell towers, etc.): ~~Residence~~ 2 Cattle Barns 2 Machine sheds,Farm Shop wood Storage Barn, milk Barn, office

20. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

- » Supporting documentation is necessary to validate the income requirements.
- » Complete and sign the Income certification page included with this application form.

21. To qualify as a specialty farm, the land must be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000 or more. If applying as a specialty farm, provide a signed affidavit attesting to the annual income earned during 2 of the prior 3 years immediately preceding the application. Complete the income certification page attached to this application.

NOTE: A specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

22. Number of years requested to enroll in a Farmland Agreement (minimum 10 years, maximum 90 years): 10

Farmland and Open Space Preservation Program

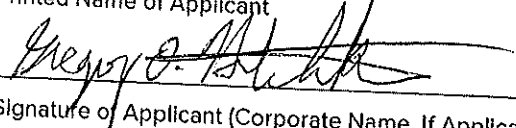
Application for Farmland Development Rights Agreement

Landowner Signature

V. Signature(s)

23. The undersigned certifies the information contained in this application is accurate and true, and identifies the owner of record, legal description of property, and all encumbrances affecting the title of the land.
24. The undersigned certifies that there are no additional encumbrances that would impact the agreement or eligibility for the farmland tax credit including:
- a. Other conservation easements that would prevent agricultural use on the property.
 - b. Other easements granted to non-MDARD entities that could impact farmland tax credit eligibility.

Gregory D. Hotchkiss
Printed Name of Applicant


Signature of Applicant (Corporate Name, If Applicable)

Title

9-12-25
Date

Printed Name of Co-owner, If Applicable

Signature of Co-owner, If Applicable (Signature of Corporate Officer)

Title

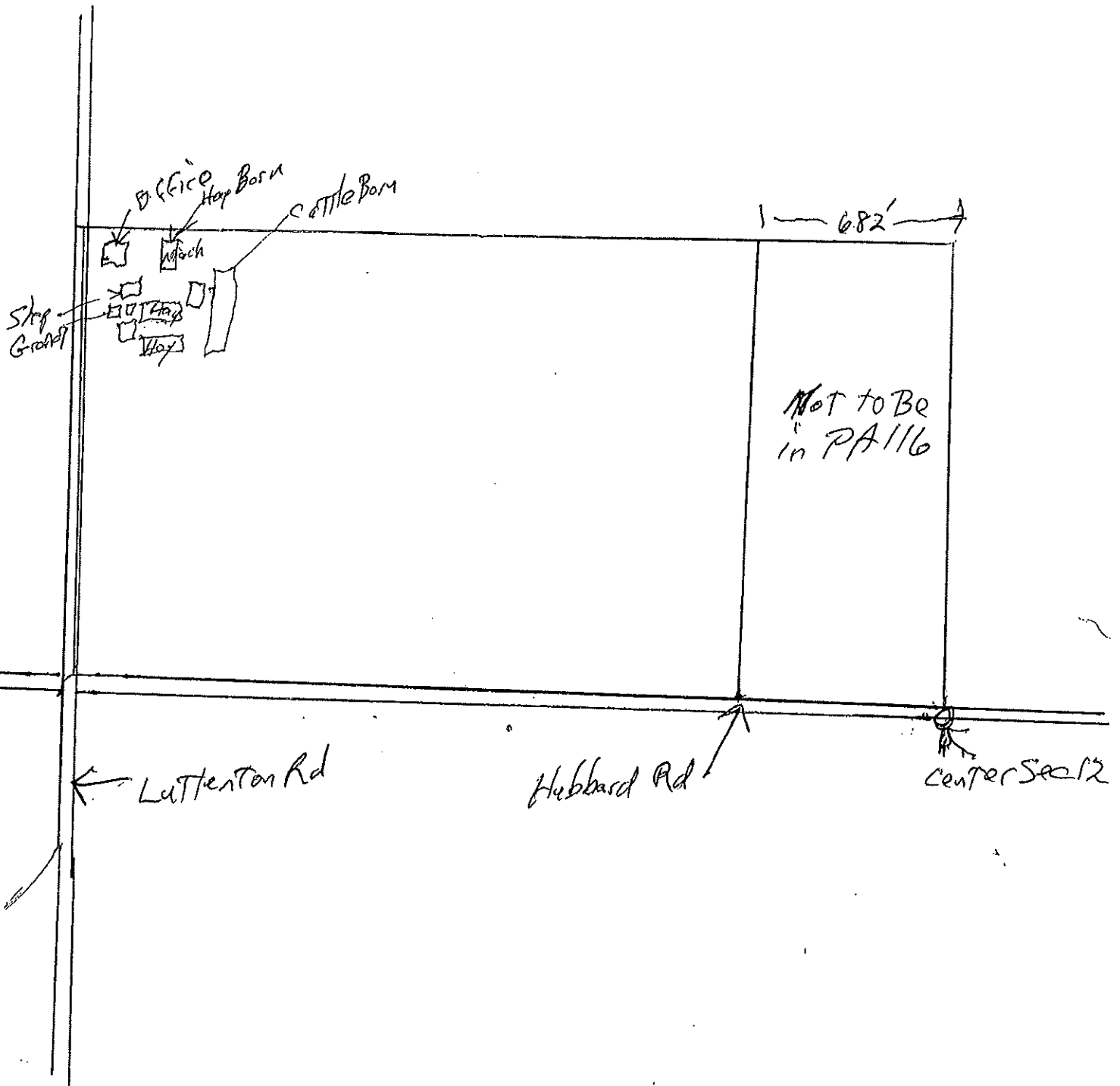
Date

**ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE
NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.**

Legal of PA116 To be across 1/4 section 12

Legal of To Be PA116 Agreement:

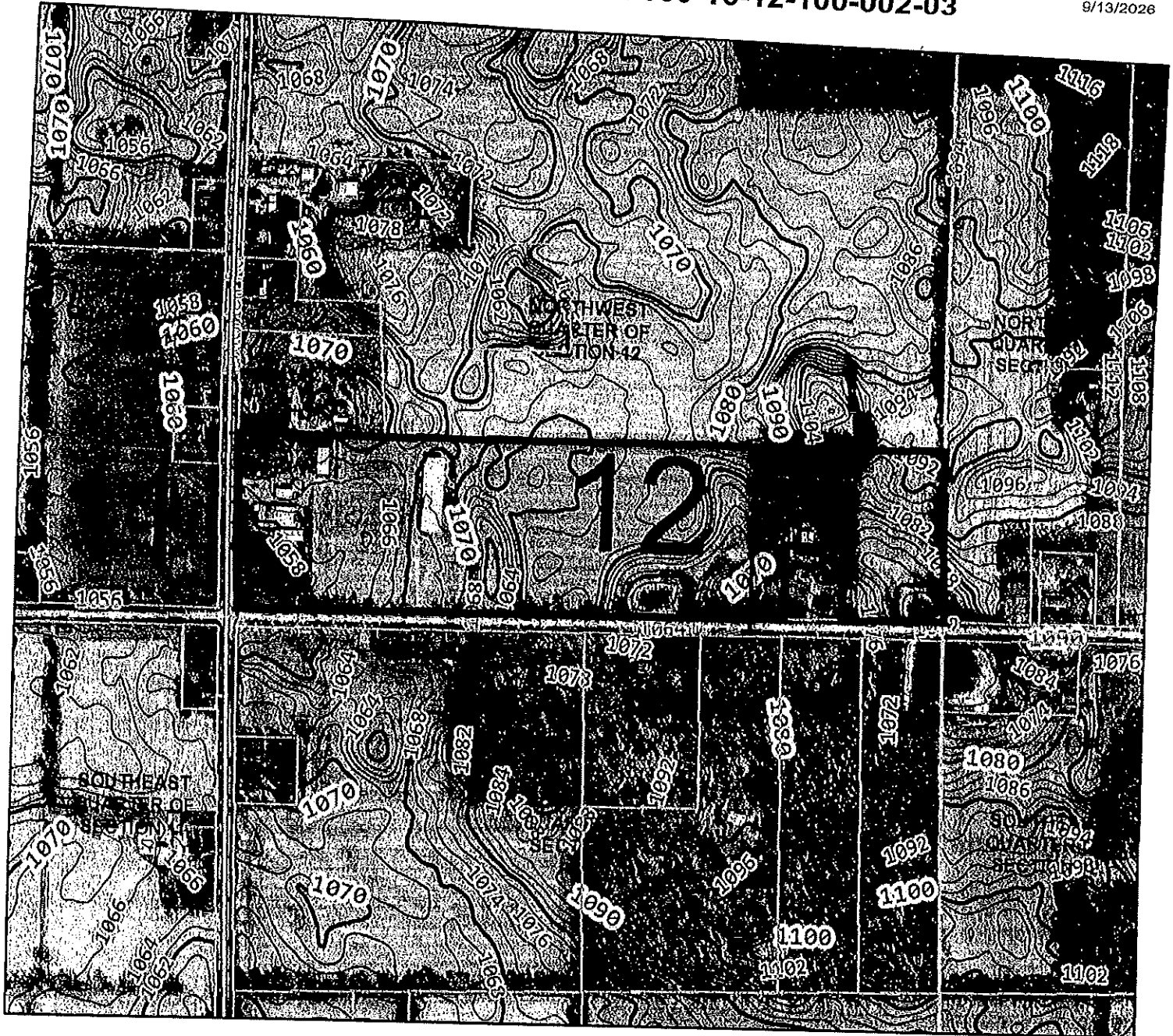
The South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the N West $\frac{1}{4}$ Section 12,
TWN 45 Rng 3 W except the East 682' thereof





Parcel Report - Parcel ID: 000-16-12-100-002-03

9/13/2026



Owner Name HOTCHKIN GREGORY O & CYNTHIA A

Owner Address 8475 LUTTENTON RD
CONCORD, MI 49237-9764

Homestead 100

Parcel Address 8475 LUTTENTON RD
CONCORD, MI 49237

Property Class 001 - NEW PARCEL (CHILD)

Status Active

Acreage 39

Gov't Unit Pulaski

Tax Unit Pulaski

School District CONCORD SCHOOL

Liber/Page 2266-1076

	2023	2024	2025
Taxable Value	\$110,828	\$116,369	\$119,976
Assessed Value	\$213,100	\$227,000	\$213,400

Tax Description:

S 1/2 OF S 1/2 OF NW 1/4. EXC BEG 371 FT W OF CEN OF SEC 12 TH N 298 FT TH W 210 FT TH S 298 FT TH E TO BEG. SEC 12 T4S R3W 39A SPLIT ON 10/23/1998 FROM 000-16-12-100-002-00; SPLIT ON 10/31/2006 FROM 000-16-12-100-002-01; SPLIT ON 10/23/2023 FROM 000-16-12-100-002-06, 000-16-12-100-002-07, 000-16-12-100-002-08;



WARNING: Displayed boundaries are NOT SURVEY GRADE and may not reflect legal property description. The intent of this map is to allow easy access and visual display of government information and services. Every reasonable effort is made to ensure the accuracy of this map and data; nevertheless, errors may occur.



JACKSON COUNTY
JULY 15, 2025
RECEIPT # 1462116

STATE OF
MICHIGAN
REAL ESTATE
TRANSFER TAX

\$81.96- CO
\$558.75- ST
STAMP # 108526

LIBER 2266 PAGE 1076 1 of 2



STATE OF MICHIGAN - JACKSON COUNTY
Received 07/15/2025 09:10:55 AM 2086069
Processed 07/15/2025 09:22:38 AM D
Cierra L. Sowle, Clerk/Register of Deeds

MOM'S - 40

GREEN BROOK PURCHASE

TRUSTEE'S DEED

The Grantors, **Gregory O. Hotchkin, Brent W. Hotchkin, and Jan E. Hawkins**, as Co-Trustees of **The Rhea J. Hotchkin Revocable Trust**, dated December 29, 2005, as amended, whose address is c/o 7865 Luttenton Road, Concord, Michigan 49237, pursuant to the powers granted by the said Trust and applicable law, grants and conveys, on behalf of said Trust, to **Gregory O. Hotchkin and Cynthia A. Hotchkin**, or their successors, as Trustees of **The Gregory O. and Cynthia A. Hotchkin Family Trust**, dated June 15, 2020, whose address is 7865 Luttenton Road, Concord, Michigan 49237, as a 50% tenant in common; and **Brent W. Hotchkin and Linda M. Hotchkin**, husband and wife, as Tenants by the Entireties, whose address is 10452 Hubbard Road, Concord, Michigan 49237, as a 50% tenant in common, the following described premises situated in the Township of Pulaski, County of Jackson, and State of Michigan:

The South 1/2 of the South 1/2 of the Northwest 1/4, Section 12, T4S, R3W, EXCEPT beginning 371 feet West of the Center of Section 12, thence North 298 feet, thence West 210 feet, thence South 298 feet, thence East to the point of beginning, Section 12, T4S, R3W.

Commonly known as 8475 Luttenton Road, Concord, Michigan
Tax I.D. # 000-16-12-100-002-03

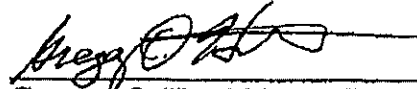
Subject to restrictions, reservations, taxes and easements of record.

For the sum of Seventy Four Thousand Two Hundred Eighty Dollars (\$74, 280).

This is not a transfer of ownership under MCL 211.27a(7)(o) as a transfer of agricultural property and an affidavit is being recorded concurrently with this deed. The Grantor grants to the Grantee the right to make all available divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act, subject to Act 261 of the Public Acts of 1999.

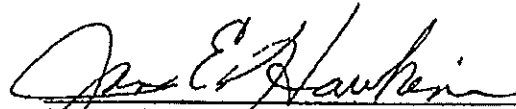
Grantors covenant that they have not made, done, committed, executed, or suffered any act or thing whatsoever whereby the above described premises may be charged or encumbered in any manner.

Dated: 5-23-25

Gregory O. Hotchkin, as Co-Trustee of The Rhea J. Hotchkin Revocable Trust, dated December 29, 2005, as amended Trust, dated December 29, 2005

Dated: 5-23-25

Brent W. Hotchkin, as Co-Trustee of The Rhea J. Hotchkin Revocable Trust, dated December 29, 2005, as amended Trust, dated December 29, 2005

Dated: 5-23-25

Jan E. Hawkins, as Co-Trustee of The Rhea J. Hotchkin Revocable Trust, dated December 29, 2005, as amended Trust, dated December 29, 2005

STATE OF MICHIGAN)
) ss.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this date, May 23, 2025, by Gregory O. Hotchkin, Brent W. Hotchkin, and Jan E. Hawkins, as Co-Trustees of The Rhea J. Hotchkin Revocable Trust, dated December 29, 2005, as amended Trust, dated December 29, 2005.



Steven D. Rick, Notary Public
Jackson County, Michigan
My Commission Expires: 9/26/2030
Acting in the County of Jackson

Prepared By and When Recorded
When Recorded Return to:
Steven D. Rick (P52461)
Steven D. Rick, PLC
30 Dickens St.
Spring Arbor, MI 49283
(517) 937-1569

Please Send Future Tax Bills To: Grantee

MESSAGE TO TAXPAYER TAXES ARE PAYABLE AT THE TOWNSHIP OFFICE OR BY MAIL. A DROP BOX FOR NON-CASH PAYMENTS IS LOCATED BY THE OFFICE DOOR. BEGINNING JULY 8, 2026, THERE WILL BE AN OPTION TO PAY BY CREDIT CARD THROUGH THE TOWNSHIP WEBSITE. TAX COLLECTION OFFICE HOURS: MONDAYS & TUESDAYS: 8:30AM - 4:30PM SEPTEMBER 14, 2026 8:30AM - 5:00PM (LAST DAY TO PAY WITHOUT INTEREST) CLOSED SEPTEMBER 7, 2026 FOR LABOR DAY	PAYMENT INFORMATION This tax is due by: 09/14/2026 Pay by mail to: PULASKI TOWNSHIP TREASURER 12363 FOLKS RD. HANOVER, MI 49241 517-524-6061 **See reverse side for additional information**																											
PROPERTY INFORMATION Property Assessed To: HOTCHKIN GREGORY O & CYNTHIA A TRUS 8475 LUTTENTON RD CONCORD, MI 49237-9764 Prop #: 000-16-12-100-002-06 School: CONCORD COMMUN Prop Addr: HUBBARD RD Legal Description: THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, SECTION 12, T4S, R3W, EXCEPT BEGINNING AT THE CENTER OF SECTION 12, THENCE NORTH TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, THENCE WEST 682 FEET, THENCE SOUTH TO THE CENTERLINE OF SECTION 12 AND THE CENTER OF HUBBARD, ROAD, THENCE EAST TO THE POINT OF BEGINNING; SECTION 12, T4S, R3W 9.667 ACRES SPLIT ON 02/08/2026 FROM 000-16-12-100-002-03 (NO SURVEY PROVIDED BY HOTCHKINS) *BALANCE OF DESCRIPTION ON FILE*	TAX DETAIL <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Taxable Value:</td> <td style="width: 20%; text-align: right;">30,350</td> <td style="width: 20%;">AGRICULTURAL-VACAN</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">53,500</td> <td>Class: 102</td> </tr> <tr> <td>PRE/MBT %:</td> <td style="text-align: right;">0.0000</td> <td></td> </tr> </table> Bill # Mortgage Co: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 20%;">MILLAGE</th> <th style="width: 20%;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">182.10</td> </tr> <tr> <td>COUNTY</td> <td style="text-align: right;">5.01540</td> <td style="text-align: right;">152.21</td> </tr> <tr> <td colspan="2">Total Tax</td> <td style="text-align: right;">334.31</td> </tr> <tr> <td colspan="2">Administration Fee</td> <td style="text-align: right;">3.34</td> </tr> <tr> <td colspan="2">TOTAL AMOUNT DUE</td> <td style="text-align: right;">337.65</td> </tr> </tbody> </table>	Taxable Value:	30,350	AGRICULTURAL-VACAN	State Equalized Value:	53,500	Class: 102	PRE/MBT %:	0.0000		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	182.10	COUNTY	5.01540	152.21	Total Tax		334.31	Administration Fee		3.34	TOTAL AMOUNT DUE		337.65
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OPERATING FISCAL YEARS The taxes on bill will be used for governmental operations for the following fiscal year(s): <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">County:</td> <td style="width: 30%;">01/01/2026 - 12/31/2026</td> <td style="width: 30%;">03/31/2027</td> </tr> <tr> <td>Twn/Cty:</td> <td>04/01/2026 - 03/31/2027</td> <td></td> </tr> <tr> <td>School:</td> <td>07/01/2026 - 06/30/2027</td> <td></td> </tr> <tr> <td>State:</td> <td>10/01/2025 - 09/30/2026</td> <td></td> </tr> </table> Does NOT affect when the tax is due or its amount	County:	01/01/2026 - 12/31/2026	03/31/2027	Twn/Cty:	04/01/2026 - 03/31/2027		School:	07/01/2026 - 06/30/2027		State:	10/01/2025 - 09/30/2026		LAST DAY TO PAY SUMMER TAXES WITHOUT INTEREST IS SEPTEMBER 14, 2026. ALL 2026 PROPERTY TAXES ARE DUE TO PULASKI TOWNSHIP THROUGH MARCH 1, 2027. AS OF MARCH 2, 2027, ALL REAL ESTATE TAXES ARE DUE TO JACKSON COUNTY TREASURER PLUS INTEREST & PENALTY. JACKSON COUNTY TREASURER 120 W. MICHIGAN AVE. JACKSON, MI 49201. PHONE: 517-788-4416 DELINQUENT PERSONAL PROPERTY TAXES ARE DUE TO PULASKI TOWNSHIP WITH INTEREST															
County:	01/01/2026 - 12/31/2026	03/31/2027																										
Twn/Cty:	04/01/2026 - 03/31/2027																											
School:	07/01/2026 - 06/30/2027																											
State:	10/01/2025 - 09/30/2026																											

Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

PULASKI TOWNSHIP TREASURER
12363 FOLKS RD.
HANOVER, MI 49241
517-524-6061

PLEASE RETURN THIS PORTION WITH PAYMENT
OR ENTIRE BILL FOR A "STAMPED PAID" RECEIPT

This tax is due by: 09/14/2026

After 09/14/2026 additional interest and fees apply

2026 Summer Tax for Prop #: 000-16-12-100-002-06

TAXPAYER NOTE: Are your name & mailing address correct?
If not, please make corrections below. Thank You.
Property Addr: HUBBARD RD

Make Check Payable To: PULASKI TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 337.65

Amount Remitted: _____

TO: HOTCHKIN GREGORY O & CYNTHIA A TRUS
HOTCHKIN BRENT W & LINDA M
8475 LUTTENTON RD
CONCORD MI 49237-9764

Ck# _____

Cash _____



MESSAGE TO TAXPAYER TAXES ARE PAYABLE AT THE TOWNSHIP OFFICE OR BY MAIL. A DROP BOX FOR NON-CASH PAYMENTS IS LOCATED BY THE OFFICE DOOR. BEGINNING JULY 8, 2026, THERE WILL BE AN OPTION TO PAY BY CREDIT CARD THROUGH THE TOWNSHIP WEBSITE. TAX COLLECTION OFFICE HOURS: MONDAYS & TUESDAYS: 8:30AM - 4:30PM SEPTEMBER 14, 2026 8:30AM - 5:00PM (LAST DAY TO PAY WITHOUT INTEREST) CLOSED SEPTEMBER 7, 2026 FOR LABOR DAY	PAYMENT INFORMATION This tax is due by: 09/14/2026 Pay by mail to: PULASKI TOWNSHIP TREASURER 12363 FOLKS RD. HANOVER, MI 49241 517-524-6061 **See reverse side for additional information**																														
PROPERTY INFORMATION Property Assessed To: HOTCHKIN GREGORY O & CYNTHIA A TRUS 8475 LUTTENTON RD CONCORD, MI 49237-9764 Prop #: 000-16-12-100-002-05 School: CONCORD COMMUN Prop Addr: 8475 LUTTENTON RD Legal Description: THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; SECTION 12, T4S, R3W 20 ACRES SPLIT ON 10/23/1998 FROM 000-16-12-100-002-00; SPLIT ON 02/08/2026 WITH 000-16-12-100-002-04 INTO 000-16-12-100-002-05, 000-16-12-100-002-06, 000-16-12-100-002-07, 000-16-12-100-002-08; (NO SURVEY PROVIDED BY HOTCHKINS) *BALANCE OF DESCRIPTION ON FILE*	TAX DETAIL <table border="0"> <tr> <td>Taxable Value:</td> <td>62,792</td> <td>AGRICULTURAL-IMPRO</td> </tr> <tr> <td>State Equalized Value:</td> <td>148,900</td> <td>Class: 101</td> </tr> <tr> <td>PRE/MBT %:</td> <td>0.0000</td> <td></td> </tr> <tr> <td>Bill #</td> <td>Mortgage Co:</td> <td></td> </tr> </table> <table border="0"> <tr> <td>DESCRIPTION</td> <td>MILLAGE</td> <td>AMOUNT</td> </tr> <tr> <td>STATE ED</td> <td>6.00000</td> <td>376.75</td> </tr> <tr> <td>COUNTY</td> <td>5.01540</td> <td>314.92</td> </tr> <tr> <td colspan="2">Total Tax</td> <td>691.67</td> </tr> <tr> <td colspan="2">Administration Fee</td> <td>6.91</td> </tr> <tr> <td colspan="2">TOTAL AMOUNT DUE</td> <td>698.58</td> </tr> </table>	Taxable Value:	62,792	AGRICULTURAL-IMPRO	State Equalized Value:	148,900	Class: 101	PRE/MBT %:	0.0000		Bill #	Mortgage Co:		DESCRIPTION	MILLAGE	AMOUNT	STATE ED	6.00000	376.75	COUNTY	5.01540	314.92	Total Tax		691.67	Administration Fee		6.91	TOTAL AMOUNT DUE		698.58
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OPERATING FISCAL YEARS The taxes on bill will be used for governmental operations for the following fiscal year(s): County: 01/01/2026 - 12/31/2026 Twn/Cty: 04/01/2026 - 03/31/2027 School: 07/01/2026 - 06/30/2027 State: 10/01/2025 - 09/30/2026 Does NOT affect when the tax is due or its amount	LAST DAY TO PAY SUMMER TAXES WITHOUT INTEREST IS SEPTEMBER 14, 2026. ALL 2026 PROPERTY TAXES ARE DUE TO PULASKI TOWNSHIP THROUGH MARCH 1, 2027. AS OF MARCH 2, 2027, ALL REAL ESTATE TAXES ARE DUE TO JACKSON COUNTY TREASURER PLUS INTEREST & PENALTY. JACKSON COUNTY TREASURER 120 W. MICHIGAN AVE. JACKSON, MI 49201. PHONE: 517-788-4418 DELINQUENT PERSONAL PROPERTY TAXES ARE DUE TO PULASKI TOWNSHIP WITH INTEREST																														

Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

PULASKI TOWNSHIP TREASURER
12363 FOLKS RD.
HANOVER, MI 49241
517-524-6061

PLEASE RETURN THIS PORTION WITH PAYMENT
OR ENTIRE BILL FOR A "STAMPED PAID" RECEIPT

This tax is due by: 09/14/2026

After 09/14/2026 additional interest and fees apply

2026 Summer Tax for Prop #: 000-16-12-100-002-05

TAXPAYER NOTE: Are your name & mailing address correct?
If not, please make corrections below. Thank You.
Property Addr: 8475 LUTTENTON RD

Make Check Payable To: PULASKI TOWNSHIP TREASURER

TOTAL AMOUNT DUE: 698.58

Amount Remitted: _____

To: HOTCHKIN GREGORY O & CYNTHIA A TRUS
HOTCHKIN BRENT W & LINDA M
8475 LUTTENTON RD
CONCORD MI 49237-9764

Ck# _____

Cash _____



Farmland and Open Space Preservation Program

Application for Farmland Development Rights Agreement

Income Certification

The undersigned acknowledges their understanding of "Farmland" and applicable income requirements pursuant to MCL 324.36101(h); and

The undersigned acknowledges their understanding of the "Gross annual income" definition under Administrative Rule R 554.701.

"Specialty farm" designated by MDARD of 15 or more acres in size: requires a gross annual income from an agriculture use of \$2,000.00 or more.

"Farmland" parcels of 5 acres or more, but less than 40 acres: requires a gross annual income from agriculture of \$200.00 per year or more per acre of cleared and tillable land.

"Gross annual income" means an average computed from 2 of the 3 tax years immediately preceding the year of application from the raising or harvesting of any agricultural commodities.

The undersigned certifies that the following income information is true and accurate. *Income must be earned by the applicant on the land described in the agreement. Failure to provide accurate and factual information may impact the eligibility for program enrollment and farmland income tax credit eligibility.*

Gross Income Year 1

Tax Year: 2025

Income: \$450/Ac

Ag Commodity Description: Soybeans

$(45 \text{ bu/Ac} \times \$10)$

Gross Income Year 2

Tax Year: 2024

Income: \$560/Ac Corn

Ag Commodity Description: Corn

$(140 \text{ bu/Ac} \times \$4)$

Gross Income Year 3

Tax Year: 2023

Income: 472.50/Ac

Ag Commodity Description: Soybeans

(45×10.50)

Gross annual income (avg. of 3 tax years): \$494/Ac x 29 Ac = \$14,326

Applicant name: Gregory Hotchkiss

Business name: Hotchkiss Farms

Address: 7865 Luttenton Rd. Concord MI

I understand that falsifying the above income information will result in a violation status for any current or future agreement where minimum income is required pursuant to MCL 324.36101(h).

Gregory O. Hotchkiss

Gregory O. Hotchkiss

9-12-26

Printed Name of Applicant

Signature of Applicant

Date