

## ZONING BOARD OF APPEALS MEETING

November 16, 2022

**Present:** Board Members Horntvedt, Sangster, O'Brien, Kwiatkowski

**Absent:** Chorey

**Also Present:** Daniel Sabolsky, City Manager/Zoning Administrator

### **Review and Approval of Zoning Board of Appeals Minutes of May 26, 2020:**

*Motion by Horntvedt seconded by O'Brien to approve Zoning Board of Appeals Minutes of May 26, 2020 as presented. Motion passed with Kwiatkowski abstaining.*

**Habitat for Humanity has filed a demand for appeal with the Zoning Board of Appeals requesting a minimum Lot Size Per dwelling unit variance of 666 square feet at 417 Garfield Avenue.** City Manager/Zoning Administrator Sabolsky explained this request involves dividing property to create a conforming use of the property.

Chairperson Sangster then opened up the floor for public comment.

Mr. Clyde Jewell, a City resident adjacent to the project, stated that he opposes Habitat for Humanity, turning one lot into two lots. Board Member Horntvedt commented that he had received Mr. Jewell's letter in opposition to this variance request. Mr. Jewell responded that his neighbor, Lois Giles, also has written a letter in opposition of this variance and is attending the meeting tonight. Mr. Jewell added that he would like to thank Board Member Horntvedt for being the only Board Member to speak to the neighbors and address their concerns directly on this variance request.

Mr. Darrin Deeter, a Habitat for Humanity board member, stated that he is here requesting this variance be granted. He explained that Habitat for Humanity purchased this parcel to completely remodel the existing home and make it an affordable housing option for someone in the Habitat for Humanity program. He added that the Habitat for Humanity board recognizes this is a large property and that the garage was a complicating factor because people who qualify for Habitat for Humanity programs cannot afford expensive homes. He explained that if Habitat for Humanity were to leave that garage on the lot, it would probably appraise too high for the people who need these services to afford. Mr. Deeter explained that the board's ideas for this property were to split the parcel and move the garage over and turn that into another home or relocate the garage to another parcel. He stated this variance request is less than 10% of the overall lot size, which he feels will add to the greater good of the community and will eventually have two different homeowners able to afford housing in the City of Cheboygan. Board Member Horntvedt questioned if Habitat for Humanity would provide financing to the purchaser or if the purchaser would have to get their own mortgage from a bank. He asked if that is the concern of keeping the garage because a bank would make their note based on the appraisal. Mr. Deeter responded that Habitat for Humanity generally sells homes at the appraised value. He added that Habitat for Humanity offers financing and partners with the USDA to provide funding. He added that a benefit of having a USDA funded loan is you get to turn that money back over to the community again and the funds Habitat for Humanity spent to acquire and rehab that

property they get that cash back to invest in another home. Board Member Horntvedt asked for clarification that Habitat for Humanity wouldn't have this project appraised until it was finished, and he wondered how much leaving the garage would add to a mortgage payment in terms of affordability spread across a 30-year note. Mr. Deeter commented on Habitat for Humanity programs' affordability and the ability to invest in projects like this. He added that this was not a donated home, but they paid market value for the home, lot, and garage, and by splitting it, they could use it as a location for two different homes. Board Member O'Brien asked if Habitat for Humanity was aware when they purchased the building that the garage sits six feet on the vacant lot property. Mr. Deeter responded that they are on the same tax parcel today, and that is what he is asking the ZBA to split. He added the house was built on the lot line or too close to a lot line and Habitat for Humanity has worked with the north side neighbor to acquire some of that property. City Manager/Zoning Administrator Sabolsky clarified that the house was too close to the side yard setback and that Habitat for Humanity did acquire that land, so they did have enough setback on the site.

Board Member O'Brien asked if when Habitat for Humanity purchased the property, they knew that if they split it, that six feet would run through the garage. Mandy Martin, Executive Director for Cheboygan County Habitat for Humanity, responded that they did not have a survey before the purchase. Board Member O'Brien asked if they knew 6 feet was in the middle before they started the project so they would not be able to sell the property at a lower price without moving the garage at that time. He also questioned if Habitat for Humanity knew they were 666 square feet short of the area needed for this project. Mr. Deeter responded they were not aware of this when they first purchased the property. City Manager/Zoning Administrator Sabolsky commented that when Habitat for Humanity purchased the property, they came to city staff to start the discussion on splitting but no one was sure how that would look. He added that City staff developed and brought a policy to City Council on what would be split and how it would be split. City Manager/Zoning Administrator Sabolsky explained since there was not a current policy on file and the City didn't even meet the bare requirements of state law to split Habitat for Humanity did have to wait. He added that otherwise this matter probably would have been to the ZBA a lot earlier until City staff got policies through City Council. Ms. Lois Giles a city resident who lives adjacent to the property of 417 Garfield Avenue, stated that she opposed the Habitat for Humanity project and how the average person would not be able to go into a lot and put two houses there. She commented that neighbors received letters just last week about the public hearing, but Habitat for Humanity had already moved the garage by putting a hole in the ground and laying cement blocks for the foundation. She stated her frustration that this matter was not brought to residents sooner but that she believed a decision had already been made.

Board Members O'Brien and Horntvedt responded that no decision had been made and thanked Ms. Giles for coming to tonight's meeting. Ms. Martin responded that yes, this property does have a hole in the ground and added they do not have a permit to do masonry work on this project, so there are no concrete blocks in that hole. She commented that she appreciates everybody's input, whether for or against this project. Ms. Martin explained that when Habitat for Humanity purchased this property, they assumed that it sits on more than one city lot because it is a very large block. She added they did not necessarily know that the garage sat in between

the property lines however, after receiving the survey they started making corrections to address this. She explained that Habitat for Humanity partners with low-income community members for an opportunity at affordable housing and these individuals and families make between 30% to 80% of the area's median income. She added that for a family of four, this requirement means they cannot make more than \$51,600 per year; for a family of one, no more than \$36,150 per year. She commented that when talking about the affordability of Habitat for Humanity homes, they are not just looking at how much the house and garage is going to appraise for, how much money they have into the garage or how much money they have in the hole if the appeal isn't approved and they have to fill it to fix it. Ms. Martin explained that Habitat for Humanity also looks at taxes on the property, and homeowners in this program pay 30% of their monthly income for the mortgage payment, including insurance and taxes. She explained that Habitat for Humanity wanted to refer the lots back to the original plots. She added the garage is larger than the house itself, and as affordable housing advocates in the community, it was a great opportunity. Ms. Martin commented that this is an 850 square foot garage next to a smaller two-bedroom home, and this seemed like a winner to serve two families when we are already in a housing crisis. She added that Habitat for Humanity was truly looking to make a big impact on this site and that she provided pictures on the project showing the progress they have made on this previously blighted property. She explained that Habitat for Humanity installed new windows, doors, siding and did a full remodel inside the home. Ms. Martin added if they are granted this variance request, they plan on doing the same by turning the garage into a two-bedroom home to sell to someone from their homeownership program. She thanked the board for even considering. City Manager/Zoning Administrator Sabolsky added that Mandy Martin and her organization worked hard to get these lots to conform. He explained that sometimes when Habitat for Humanity builds a home, they don't put a shed or garage on those properties but this property does have the sheds. He explained that it was at the city's request because we all have things, and if there is no garage to put those things in, they are usually in the yard. City Manager/Zoning Administrator Sabolsky added that in his career, he has always asked for that and Habitat for Humanity was more than willing to do that, and he was appreciative of that. Board Member Horntvedt asked if the shed behind the garage was added. Ms. Martin responded that they were there originally. City Manager/Zoning Administrator Sabolsky explained that Habitat for Humanity made them look nice, structurally sound, and things like that, and this was at the city's request. He added that he knew initially there was discussion of clearing that space and keeping it was helpful to him. He explained that if someone is doing infill housing in an area you have to provide some storage place otherwise, you could end up with mowers and fertilizer spreaders in the yard. Board Member O'Brien commented that because there will be no garages attached, people with 2,3 or 4 cars will be at the mercy of the space available to park. City Manager/Zoning Administrator Sabolsky commented that he thought that would be a legitimate question to ask of Habitat for Humanity regarding parking. Board Member Horntvedt commented that he went to the property's open house, spoke to construction supervisor Ron Hart, and visited the property today with Board Member O'Brien. He explained that he was looking at the two lots and expressed his concerns that if both houses have families with multiple cars, it will be really crowded between them. He added that if that area isn't paved or anything it's going to be muddy and maybe a little unsightly. Ms. Giles commented that what Board Member Horntvedt was saying was what she was trying to say. Board Member Horntvedt

stated that's why the surrounding residents want the lot size to maintain the lot size and spread it out a little bit. Ms. Giles explained that surrounding neighbors should have been talked to before this and gotten their input because all these are wonderful things, but we are talking about two families in that area. She had commented that surrounding neighbors should have been considered and she doesn't feel like they were considered. Board Member O'Brien commented that it's not Habitat for Humanity's issue, and the City is required by state law to inform people within 400 feet of the request and the City was in that time frame of that requirement. He added that he understands where Ms. Giles is coming from and it would have been nice to have it 15 days earlier but this was a rush situation. He explained it's not Habitat for Humanity's issue but that it came from the City to inform surrounding residents what the changes were being considered. Ms. Giles responded that she would ask anybody here to put themselves in the surrounding resident's shoes and if someone was living next door or a couple of houses down the street. She added it's nice on paper to do this type of thing, but it is also people's livelihoods and feelings and they should've been taken into consideration. City Manager/Zoning Administrator Sabolsky explained that the Zoning Board of Appeals can prescribe conditions so if there's an issue about driveways or parking concerns, they can come up with a solution to minimize the impact. Chairperson Sangster thanked City Manager/Zoning Administrator Sabolsky and he asked if there were any more public comments. Ms. Martin commented that Habitat for Humanity doesn't have to ask permission to buy a home in the community and rehab it and that she hopes that isn't a factor in the board's decision. She added that Habitat for Humanity shouldn't be worried about NIMBY, not in my backyard and their homeowners are our friends and our neighbors that are working hard for an opportunity for home ownership. Ms. Martin commented that Habitat for Humanity doesn't have to come before the City or the County to say they are going to buy a house and rehab it and can they have public comments. She added so if nobody wants Habitat for Humanity in their backyard, they can say so and she gets valid concerns, but she just wants to make sure that is not being factored into the board's decision. City Manager/Zoning Administrator Sabolsky responded that this is about zoning and Habitat for Humanity has to be here because of what they are doing, not because of who they are. He added that maybe they could explore how different landscaping buffers could address the neighbor's concerns. He added that as City Manager, he is supportive and the City Council is 100% supportive of various types of housing and diversity of housing in this community and they will continue to be supportive and make sure that it's happening. Board Member O'Brien asked Ms. Martin if there are any studies and if she did a study on the future tax value that has space instead of splitting the lot. He added that in Ingham County, a study was conducted on splitting lots like Habitat for Humanity is attempting to do here versus the long-term advantage to the city and tax structure. Ms. Martin responded that a study like that was not done. Board Member O'Brien asked if this was the first attempt Habitat for Humanity has had to split a lot for a house. Mandy Martin responded yes, and this is Habitat for Humanity's first homeownership project in four years. She explained this project is different from anything they've typically done before, and other projects have been moving donated homes. Board Member Horntvedt commented on the importance of getting a survey.

Board Member O'Brien added there's a lot of information available in the community and people are willing to step up and answer questions. Ms. Martin responded Habitat for Humanity had

numerous conversations with City Manager/Zoning Administrator Sabolsky that it was an oversight on the 7200 square foot piece of it and the oversight was on Habitat for Humanity's end. Board Member O'Brien commented he's trying to weigh the factors here and one report he has always paid attention. He explained that the value is there if it's spaced right with enough room on the property to grow, so the value of the property will increase as far as the City tax roll. Chairperson Sangster asked Board Member O'Brien about retracing the values and if he is not really worried about the family and the value that the house has to the value of that family. Chairperson Sangster also questioned Board Member O'Brien, asking if it should be more important for the City and the long-term value of that home as a tax return. Board Member O'Brien responded no but that is one factor.

***A brief discussion was held on the importance of being a pro housing community and what values the board should consider when approving a project.***

Habitat for Humanity volunteer Mary Darling stated she has been out to the property, and what Habitat for Humanity has done to the house is phenomenal. She added that the house is going to a veteran with health problems, and he will be the only person to live there. She mentioned that to her, there is enough room to put two homes where they could be comfortable and that she is in favor of the ZBA granting this variance. Board Member Horntvedt added two letters to be entered under public comment. A letter from Mr. Jewell at 427 Garfield who has property to the east and south of the Habitat for Humanity project stated that he does not want the property split or variance permitted and added he opposes this variance. A letter from Timothy Pratt who owns 447 Garfield stated that he lives two houses south of the subject property 417 Garfield Avenue and he opposes the requested variance, request to split the lot and to allow a second home.

Chairperson Sangster stated that they are closing public comments for the board to discuss this matter. He added that he understands the neighbor's appreciation for where they are at, but he doesn't know how the board can rectify the situation. He commented that he appreciates what the people have done in the neighborhood, but there are so many things that could happen that would be so worse than this that wouldn't need the ZBAs permission. Board Member Horntvedt asked for clarification. Chairperson Sangster responded that the City could have a situation that is a lot worse than Habitat for Humanity selling a house and, in the town, landlord owned properties have recently burned down because of the conditions. He added that he is standing from a position where he has advocated for housing for so many people for so long. Board Member Horntvedt responded that everybody has been advocating for housing and that he is a veteran too so he appreciates Habitat for Humanity trying to put a veteran in there. Chairperson Sangster commented that he isn't saying that Board Member Horntvedt is or isn't advocating for housing. Board Member O'Brien responded that there's some conditions that haven't been met for this variance that are required by state law and City ordinances. He added that if it is allowed how does someone stop any person that has a garage that may be short a couple feet converting it into a housing unit in the downtown Cheboygan area. Board Member O'Brien stated that this would be setting a precedent. Chairperson Sangster replied that's called spot zoning and when looking at the minutes anytime, he has granted a variance it is very clear and

specific to that. He added that the ZBA can't give any more credit to Habitat for Humanity than any other landlord or anyone else and that no one has any more credit they're equal across the board. Board Member O'Brien replied under the ordinance, that would open up the precedent to any individual who wanted to could come to the ZBA and how would the ZBA say no to them. Chairperson Sangster commented that if a nonprofit comes to the ZBA at some other time or a for profit person in real estate, there's a difference and that's how someone would say that. He added there's precedents to why someone can own something different sometimes he feels. Board Member O'Brien commented that he is trying to point out that it does not pertain if it's a nonprofit or profit corporation. Chairperson Sangster responded you said, what's going to set the difference for the next one. Board Member O'Brien said it doesn't set it. Chairperson Sangster commented it does in the minutes in the intention and the way he reads it is what is his intent. Board Member O'Brien asked if Chairperson Sangster intent is to uphold the rules of the ordinance. Chairperson Sangster responded that if you read into his intent that's his precedent. Board Member O'Brien asked so your intent is not to uphold the ordinance. Chairperson Sangster responded that's not what he said and that he was asked what the board is going to different if they let this project go today. Board Member Horntvedt responded you can have housing and you can also have housing that's within the bounds of the guidelines that were established. He added that they are talking about providing housing for the people who need it, and he understands that completely. Board Member Horntvedt explained that Habitat for Humanity is a great organization, but also you have to factor in the people that wrote letters, and the people that are adjacent to that property, the single most expensive thing that they own in their life is their home. He added that they bought it upon the reliance, that house and that garage, there is what it is, and it would be that way. He added that by the board providing a variance they would be changing the tone of that neighborhood by doing something that's outside of what was supposed to be done. He stated that he is concerned not just about having housing or the success of that organization, but about the adjacent property owners, and the largest investment like their homestead in this country, and as City residents next to that and not having any control over it. He added that you have to protect the current residents too and those who wrote letters matter as much as housing. He stated that there's a lot of places to build houses, there's a procedure when you're going to invest that much money and engage that many resources and you have to look at what you're buying. He added there's some very peculiar surveying and stuff going on here and if any place in the tip of the mitt that might need to be examined first Cheboygan is one of them. He said he wants to protect the people of Cheboygan that created these rules as much as he wants to provide housing.

Chairperson Sangster said he appreciated the input and asked if the board was okay to open the floor again for comments. The board agreed. Mr. Deeter commented on the lot sizes and he believes there are two or three other properties north and east of this location where the property line does not meet the feet requirement. He added that as a part of the zoning variance and the concept of staying conforming with other lots around the home if permission is granted for this new lot, it won't be the smallest in that block. He added that somebody can check those facts but that's what he believes looking at the tax records. Mr. Deeter explained that he doesn't believe that Habitat for Humanity is taking the neighborhood in a negative direction and there

are other parcels with people who are very happy with their homesteads on less than 7200 square feet in that block. Board Member O'Brien responded he looked at those as well and he agrees with Mr. Deeter that those are the parcels that are directly behind the parcels that board is talking about. He added that those are the only ones within quite a distance and they may be small but he didn't get the exact measurements for those parcels. He commented, but those parcels are precedent, they were there and those parcel owners aren't asking to split them and build another house there. Mr. Deeter responded that some are very large lots that people have built very big homes and have extra garages on and he would submit that has an impact on the community as well.

City Manager/Zoning Administrator Sabolsky explained in the board members packet they have a checklist and he reviewed it with the board. Section 154.14.03(F)(1) addresses factors which the applicant must demonstrate that an undue hardship exists by showing all of the following for the granting of a use variance:

- a. The building, structure, or land cannot be reasonably used for any of the uses permitted by right or by special use permit in the zoning district in which it is located.
- b. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicants personal or economic hardship.
- c. That the proposed use will not alter the essential character of the neighborhood.
- d. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).
- e. The owner will not be able to secure a reasonable return on his or her investment due to the circumstances set for in a. through d. Above.

City Manager/Zoning Administrator Sabolsky explained that letter "e" is no longer the case for the City Zoning Code; this is because the ability to secure a reasonable return should not be considered. Board Member Horntvedt asked City Manager/Zoning Administrator Sabolsky if the decision he made was based on those points and that is why it came to the ZBA. City Manager/Zoning Administrator Sabolsky replied the decision was made because it did not meet the sheer numbers, he has to go by numbers and it didn't hit the 7,200 square feet. He added that is what his decision was based on not on the five points and the five points are for the ZBA. City Manager/Zoning Administrator Sabolsky referenced a sheet provided to the board with the standards to address for a dimensional variance. He explained some of the standards, including the requested variance, will not cause an adverse impact on surrounding property values, use and enjoyment of the property in the neighborhood. He explained that you cannot look at what the economic return is for the owner even though it is on the City's Demand for Appeal form. He added what the board needs to look at in the zoning code where it says a use variance may be allowed by the board of zoning appeals only in cases when there is reasonable evidence of unnecessary hardship and the official record of the hearing and that all of the following conditions are met. Chairperson Sangster asked is the debate if whether the neighbors feel they lose value in this and he also knows the street behind there and those other houses as previously stated have a lot smaller lot. Board Member Horntvedt added if you look at homes along Huron, Pine and Bailey Street, they are tiny little houses right on top of each other and

that it's somewhat chaotic in there. Chairperson Sangster commented that his neighborhood and his neighbors are great people. Board Member Horntvedt responded that he agrees the neighbors are great people but he's not talking about people he's talking about an atmosphere of crowdedness and chaos with cars and stuff like that. He explained he wanted to use that as an example of where he's coming from on this issue and his biggest key point is the neighbors. Board Member Horntvedt explained when he bought his first house 25 years ago it was a very big deal and he was happy to have it so he worries about permitting this variance and the neighbors there with existing homes.

Chairperson Sangster added that's a valid point and he worries about the neighbors too and the huge impact this would have on neighbors like Lois Giles and Clyde. Ms. Giles commented if any one of you would put yourself in the position if you were living right next to this property, how it would affect and change your life and how you would feel about it. Board Member Horntvedt responded that for sure Lois and Clyde are the two most impacted in this room. Clyde Jewell asked if someone in the City owns two lots, and the ZBA grants them a variance, do they now have two lots. Board Member Horntvedt responded there are conditions to do splits and a lot of technicalities are involved in that. Board Member O'Brien added it's all based on square footage, particularly if the owner meets the square footage, then yes, they can. He added that if they don't meet the square footage, then they have to have a variance and that is what Habitat for Humanity is asking for on this particular lot. Board Member O'Brien added that Habitat for Humanity wants the ZBA to change precedent. Board Member Horntvedt stated that he read an article in the Wall Street Journal about the housing and cost of living problem in California. He added that one thing California tried to do to solve that problem was rewrite the laws to allow properties with a house on it to put up an annex building, apartment above a garage or put a tiny house on the property. He explained the City of Cheboygan ordinance codes were not written that way but in California they modified it. He explained this helped bring in revenue to property owners to help these people afford their property taxes and cost of living while also providing a house to someone who needs it. Board Member Horntvedt added this took many years to happen in California and maybe doing something like that is something the Planning Commission needs to explore. Chairperson Sangster commented that he knows where he stands on this matter, and the board should discuss if this has an adverse value to the neighbors' property. He added that he lives downtown always having neighbors and he believes that neighbors and family are good and that the better they are the better they get.

Board Member Horntvedt asked if this brings Habitat to Humanity to its knees. Ms. Martin replied yes, that Habitat for Humanity has compliance standards and they have to build one home builder or rehab every three years and they have not built a home in four years. She explained Habitat for Humanity has a small window of time to close on 417 Garfield and it is impacting the sale of that home, keeping them in compliance and being able to serve the community. Board Member Horntvedt asked if this variance isn't granted, could Habitat for Humanity, as a point of recourse, relist the house. Ms. Martin responded that they could not do an open market sale. Board Member Horntvedt commented that this is a difficult decision for him and probably one of toughest he's done in his six years on the ZBA. He explained some basic stuff that should have been done at the beginning, so this never would've happened or



maybe never get purchased. He added that the survey issues, understanding the property lines and the split, the garage and the affordability were somewhat self-created issues. He questioned who would take the brunt of those mistakes, and he has difficulty with putting that on the neighbors. Board Member O'Brien stated that the neighbors are the key issues but is also concerned about setting a precedent by allowing this square footage. He asked what does the board tell people for why they allowed this and if they should tell them they did because we are in a housing crisis. Mr. Deeter responded why do we think having an extra fully remodeled house that has a person or family living in it would have a negative impact on the neighbors. Board Member Horntvedt commented that when someone buys a home, they know that house is in place, but now the whole thing is moving over towards their neighbor. Mr. Deeter and Ms. Martin replied that they can move the house as parcel owners. Board Member O'Brien asked if the house had been sold yet. Ms. Martin responded no.

Board Member O'Brien commented that this is a very tough situation and the Chairperson may think that Habitat for Humanity meets more of the variance requirements but he can argue that they aren't being met. Mr. Deeter asked what variance requirements Habitat for Humanity is not meeting. Board Member O'Brien replied that he can argue all of them. Board Member Horntvedt commented that public comment is closed and he has no more comments. Board Member O'Brien commented he is torn on this issue and that the outside of the house is very well done. He mentioned the shortage of square footage is a huge issue and that if he votes against the variance, he is not trying to negate the advancement of Habitat for Humanity but he's doing it to protect the quality of life of the majority of people in the community.

Chairperson Sangster asked if the board was ready to make a motion on granting this variance. Board Member Horntvedt asked the neighbors in attendance if Habitat for Humanity could do anything to mitigate their opposition on this project. Mr. Jewell and Ms. Giles responded they didn't think so and were concerned about crowding and encroachment. City Manager/Zoning Administrator Sabolsky asked if it would make a difference to the neighbors in attendance if it would make a difference if Habitat for Humanity put in two different driveways or did something to address the parking concerns.

Chairperson Sangster then stated if there is no other discussion, what are the board's wishes to move forward.

***Motion by Horntvedt seconded by Kwiatkowski to deny the dimensional variance request requesting a minimum lot size per dwelling unit of 666 square feet at 417 Garfield Avenue. A role call was taken. Yes votes: Kwiatkowski, O'Brien, Horntvedt. No votes: Sangster. Motion carried.***

**Commission Member Comments:**

Chairperson Sangster commented that he appreciates everyone's input because it's so important and this job does not come easy.

Board Member Horntvedt commented his opinion is predicated upon the people that he

believes are going to be affected by this long term financially and immediately.

**Staff Member Comments:**

City Manager/Zoning Administrator Sabolsky commented that there may be another project coming up involving the expansion of an existing company that may need a height variance on their structure.

**Public Comments:**

Mr. Deeter commented that he wanted to thank the neighbors for their opinion and thank the board for considering this. He added that this means there will be one less family that could afford a home in the City of Cheboygan and he is really disappointed about that. He mentioned Habitat for Humanity will try to find another lot to serve another family and they will pay a lot more attention to the lot size.

Board Member Horntvedt responded that everybody he knows in the City wants to support and see Habitat for Humanity be successful, but it is unfortunate how things came out and he feels terrible but to let him know if there is anything he can do to help them be successful.

**Adjournment:**

Motion by Horntvedt seconded by O'Brien motion carried to adjourn the meeting at 8:12 p.m.