

**MANISTEE BOARD OF APPEALS**

70 Maple Street

P.O. Box 358

Manistee, MI 49660

**MEETING MINUTES**

**NOVEMBER 18, 1998**

A special meeting of the Manistee Board of Appeals was held to hear a Building Code Appeal on Wednesday, November 18, 1998, 5:30 p.m. in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 5:31 p.m. by Chair Ed Grabowski

**MEMBERS PRESENT:** Ed Grabowski, John Serocki, Mary Ann Johnson, John Perschbacher

**MEMBERS ABSENT:** Ray Rutkowski

**ALTERNATE ABSENT:** Bob Johnson, Mark Wittlief

**OTHERS PRESENT:** Dale Picardat, John Kiefer (Building Inspector), Jon Rose (Community Development Officer)

**HEARING:**

The Lighthouse Brewing Company is asking the Board of Appeals for three variances. The first is for a variance to the requirement in BOCA Section 1021.2 height of guards on stairway landings. Second is for a variance to the requirements of BOCA Section 1014.0 for the stairway to the brewing platform. Last is an evaluation of the requirement of BOCA Section 1014.12 for the method of protection to prevent ice and snow accumulation on the north exterior stairway.

John Kiefer explained the code requirements for the various appeals. Dale Picardat spoke on behalf of the appellant and invited the board to make a site visit to further evaluate the request.

There being no further public input the Public Hearing was closed.

**UNFINISHED BUSINESS:**

Approval of Minutes

MOTION by Perschbacher seconded by M. Johnson that the minutes of the October 22, 1998 Zoning Board of Appeals Meeting be approved. Minutes were approved unanimously.

MOTION by Perschbacher, seconded by Serocki to close the meeting and reconvene the meeting at 10:30 a.m. on Friday November 20, 1998 at 312 River Street. Motion approved unanimously.

Meeting was reconvened at 10:35 p.m. Friday at 312 River Street. A tour of the areas subject to requested appeals was provided by Dale Picardat. Following the tour, Jim Picardat joined the Appeals board for further discussion.

Lighthouse Brewing Company - Height of Guards

The Lighthouse Brewing Company is requesting a variance to the requirement in BOCA Section 1021.2 height of guards on stairway landings.

MOTION by Serocki, seconded by Perschbacher that a variance be granted to allow 36 inch height on guards on the main stairway due to the fact that the upper landing is enclosed by the floor assembly and the lower landing is only approximately 4 feet from the floor.

Motion carried unanimously.

Lighthouse Brewing Company - Stairway

The Lighthouse Brewing Company is also requesting a variance to the requirements of BOCA Section 1014.0 for the stairway to the brewing platform.

MOTION by Perschbacher, seconded by M. Johnson that the stairs be approved as constructed with a requirement that a sign reading "Authorized Personnel Only" be affixed to a chain across the bottom of the stairway.

Motion carried unanimously.

Lighthouse Brewing Company - North Exterior Stairway

The Lighthouse Brewing Company is asking for an evaluation of the requirement of BOCA Section 1014.12 for the method of protection to prevent ice and snow accumulation on the north exterior stairway.

MOTION by M. Johnson, seconded by Perschbacher that the deck lying in the path of egress travel between the rear door and the stairway shall have a non-skid surface treatment. The deck and stairway shall be maintained free from accumulation of ice and snow and at a minimum shall be physically cleared each time the front building approached is cleared.

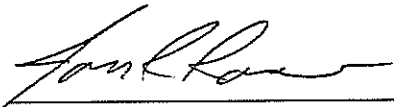
Motion carried unanimously.

**ADJOURNMENT:**

MOTION by Serocki, seconded by Perschbacher that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY  
Meeting adjourned at 11:20 a.m.

Respectfully Submitted

  
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Jon R. Rose, Acting as Secretary