



**CITY OF NOVI CITY COUNCIL
MAY 8, 2023**

SUBJECT: Approval of Resolution Authorizing parking and staging for the “2023 Motor City Comic-Con” to occur on certain parcels near the Suburban Collection Showplace property at 46100 Grand River Avenue

SUBMITTING DEPARTMENT: Community Development

BACKGROUND INFORMATION:

The owner of the Suburban Collection Showplace is hosting the Motor City Comic-Con, from May 19 – 23, 2023. Certain adjacent properties of the exhibition property will be utilized for overflow parking and staging for exhibitors at the event.

The attached resolution provides for use of the several adjacent and nearby properties to the west, east and south of the Suburban Collection Showplace site. Due to the popularity of the event these additional sites as well as overflow/shuttle lots at the nearby schools will be used to limit the impacts of the visitors to the community.

RECOMMENDED ACTION: Approval of Resolution Authorizing parking and staging for the “2023 Motor City Comic-Con” to occur on certain parcels near the Suburban Collection Showplace property at 46100 Grand River Avenue

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING 2023 MOTOR CITY COMIC CON

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on May 8, 2023, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

WHEREAS the Motor City Comic Con is a popular yearly event that brings many visitors and significant economic impact to the City of Novi; and

WHEREAS, the event will begin May 19th, 2023 and runs through May 21st, 2023; and

WHEREAS, the proposal for the event has submitted by the BoCo Enterprises (with the BoCo as the formal "applicant" for the event), with the majority of the activities contemplated to be concentrated on the grounds of the Suburban Collection Showplace exposition facility, and with additional to be available on adjacent properties; and

WHEREAS, the City wants to see the event succeed, as it will both continue a positive tradition within the City and positively influence the surrounding areas in the City; and

WHEREAS, the City Council has determined that the City Council's approval is required under the City's zoning ordinance for that portion of the event located on the Suburban Collection Showplace and that the approval of the Public Safety and Community Development Departments is required as well for use of the adjacent property.

NOW, THEREFORE, BE IT RESOLVED that the proposed Motor City Comic Con use on the Suburban Collection Showplace property (parcel number 50-22-16-251-024) is hereby approved by the City Council pursuant to Section 3.1.15.C.x of the City of Novi zoning ordinance, subject to the following conditions under Section 3.25.I, "Conditions for Outdoor Recreation Uses":

1. The applicant shall have in place and shall provide to all of its appropriate agents and employees, an emergency evacuation plan to be reviewed and approved for the event by the City of Novi Department of Public Safety.
2. The use of Parcel 50-22-300-094 shall be in accordance with the current Soccer Fields agreement. Under Section 7.2.B, Parcels 50-22-15-301-008, 50-22-16-176-019, 50-22-16-151-005, 50-22-16-151-004, 50-22-15-151-008, 50-22-16-300-018, 50-22-16-251-024, 50-22-16-451-050, 50-22-16-451-051, 50-22-15-301-010, 50-22-152-007, 50-22-16-176-020, 50-22-16-176-021, 50-22-16-300-094, 50-22-16-426-001 and 50-22-16-426-002 will be used for paid event parking only. Parcel 50-22-16-176-028 (former Wix Mix) will be used for participant vehicle storage. These parcels are delineated in the attached application and maps.
3. Emergency access to all areas of the property shall be maintained throughout the entire event.
4. Parking or disturbance is not authorized within Wetland, Woodland or associated buffer areas. Clearing and grading of the parcels is also not authorized.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 8th day of May, 2023, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi



NOVI CITY CLERK'S OFFICE
 45175 TEN MILE ROAD
 NOVI, MI 48375
 (248) 347-0456
 Fax (248) 347-0577

OUTDOOR GATHERING PERMIT APPLICATION
Chapter 24 – Article II

**APPLICATION MUST BE MADE AT LEAST 10 DAYS
 PRIOR TO THE DATE OF THE PROPOSED ASSEMBLY**

Business name: BoCo Enterprises

Address: 46100 Grand River Ave., Novi, MI 48374 Business Phone #: 248-348-5600

Location of event: 46100 Grand River Ave., Novi, MI 48374 & neighboring properties

Name of applicant: BoCo Enterprises Applicant's age: N/A

Applicant's address: 46100 Grand River Ave., Novi, MI 48374 Phone #: 248-348-5600

Email address: riley@suburbanshowplace.com

If applicant is a partnership, corporation, or other association, list names, addresses, phone numbers of partners, directors, as well as agent in charge of operation of the gathering:

Mr. Blair Bowman at 248-348-5600; 46100 Grand River Ave., Novi, MI 48374

Statement of the kind, character, and type of proposed assembly:

Parking for the annual Motor City Comic Con

Legal description and proof of ownership of the site at which the proposed outdoor assembly is to be conducted. Where ownership is not vested in the prospective permittee, an affidavit from the owner shall be submitted indicating his/her consent to the use of the site for the proposed assembly: **#22-15-301-008, #22-16-176-019, #22-16-151-005, #22-16-151-004, #22-16-151-008, #22-16-300-018**

#50-22-16-251-024, #50-22-16-451-050, #50-22-16-451-051, #50-22-15-301-010, #30-22-16-176-028
 #22-15-152-007, #22-16-176-020, #22-16-176-021, #22-16-300-094, #22-16-426-001, #22-16-426-002

#50-22-16-176-017, 50-22-16-176-026, 50-22-16-176-031, 50-22-16-176-032, 50-22-16-176-036

The dates and hours during which the proposed outdoor assembly is to be conducted:
May 19-21, 2023; May 19: 12PM - 7PM, May 20: 10AM - 7PM, May 21: 10AM - 5PM

Estimate the maximum number of attendants expected at the assembly for each day it is conducted (An Outdoor Gathering Permit is not required for events with less than 200 attendants):
12,000 per day

Give a detailed explanation of the evidence of admission to be used and of the sequential numbering or other method which will be used for counting attendance, i.e. tickets, etc. Also, please state if attendance will not be counted.

Advance and on site ticket sales

Each application shall be accompanied by a detailed explanation, including drawings and diagrams where applicable, of the prospective permittee's plans to provide for the items listed below. If you are not providing an item which is listed below, you must state the reason.

1. The size or area of the property to be used: 89+/- acres north of GR & potential 8.69 acres south of GR
Must include a map depicting the location of any equipment, tent or any temporary structures used during the event.
2. Police and fire protection: Will be coordinated as with past events
If you requested police security through the Novi Police Department, you must include a copy of the signed "Security Agreement".
3. Food and water supply and facilities: N/A
Will there be any heat source used under a tent, including the preparation of food? yes no
4. Health and sanitation facilities: N/A
5. Medical facilities and services including emergency vehicles and equipment:
On-site security
6. Vehicle access and parking facilities: Attached maps (shuttle from Novi High School will also be available
You must have a signed letter from the property owner indicating they give permission to the applicant to utilize parking areas.
7. Camping and trailer facilities: N/A
8. Illumination facilities: Temporary light trees in west lot; all others have permanent lights
9. Communications facilities: two-way radios
10. Noise control and abatement: N/A
11. Duration of the outdoor assembly: See dates & times previously listed on pg 1
12. Facilities for cleanup and waste disposal: Facility Maintenance
13. Insurance and bonding arrangements: See attached

Applications without the following attachments will be considered incomplete and WILL NOT be accepted by the City Clerk's Office:

- A copy of the front and back of the applicant's current driver's license.
- Map of event location.
- Copy of Certificate of Liability Insurance. Guidelines for insurance shall be as follows (types of coverages required may vary depending on the specific event and activities):
 - A. Commercial General Liability Insurance on an occurrence basis with limits of liability not less than one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000.00) aggregate combined single limit for Personal Injury, Bodily Injury, and Property Damage.
 - B. Workers' Compensation & Employers' Liability Insurance, Michigan Statutory Limits of Liability.
 - C. Motor Vehicle Liability Insurance, including Michigan No-Fault Coverage, with limits of liability not less than one million dollars (\$1,000,000.00) per occurrence combined single limit for Bodily Injury and Property Damage. Coverage shall include all owner vehicles, all non-owned vehicles, and all hired vehicles.
 - D. Liquor liability, if applicable, in an amount of one million dollars (\$1,000,000) per occurrence, of one million dollars (\$1,000,000) aggregate.
 - E. All certificates of insurance, other than Workers' Compensation & Employers' Liability Insurance, shall name the City as an additional insured.

Such coverages shall be procured and maintained with forms and insurers acceptable to the City. Certificates of insurance acceptable to the City shall be submitted prior to commencement of the gathering or assembly.

Such insurance shall remain in full force and effect in the specified amounts for the duration of the permit. The insurance shall include an endorsement to the effect that the insurance company shall notify the City Clerk in writing at least ten (10) days before the expiration or cancellation of the insurance.

- Application Fee:

Estimated Attendants	License Fee
200 or more	\$110.00
500 or more	\$210.00
2,500 or more	\$360.00
5,000 or more	\$510.00

The following items may also be required:

- Security Agreement with Novi Police Department for use of officers.
- Letter granting permission for use of property.
- Flame resistance paperwork for a tent.

The undersigned hereby applies for a license to hold an Outdoor Gathering in excess of 200 persons under the provisions of the City Code, Chapter 24, Sections 1-25 of the City of Novi, and represents that the statements hereinafter contained are true, and undertakes and promises to comply with the provision of the laws of the United States of America, the laws of the State of Michigan, and the ordinances of the City of Novi in conducting the Outdoor Gathering. It is understood that any license issued shall be revocable in accordance with the provision of said Chapter 24, Sections 1-25 in the City Code.

APPLICANT'S SIGNATURE

DATE

FOR OFFICE USE ONLY

Date Submitted _____ Receipt Number _____ Map _____
Copy of Applicant's Driver's License _____ Certificate of Liability Insurance _____

TBON, L.L.C.

A Michigan Limited Liability Company
46100 Grand River Ave.
Novi, Michigan 48374
Ph: (248) 348-5600 Fax: (248) 347-7720

BoCo Enterprises, Inc.

46100 Grand River Ave.
Novi, Michigan 48374
Ph: 248.348.5600 Fax: 248-347-7720

March 21, 2023

City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

RE: Land Use Permission of Parcels: 50-22-16-251-024, 50-22-16-451-050 and 50-22-16-451-051

To Whom it May Concern,

Tbon, L.L.C. and BoCo Enterprises, Inc. (as Owner and Leasee) of 46100 Grand River Avenue that is utilized as the Suburban Collection Showplace (parcel #50-22-16-251-024) and two parcels located on the south side of Grand River, (parcel #50-22-16-451-050 and #50-22-16-451-051) hereby grant permission for use of these properties in conjunction with the Outdoor Gathering Permit for the Motor City Comic Con event taking place from May 19, 2023 through May 21, 2023. Please see attached map for parcel locations.

Sincerely,

TBON, LLC/BoCo Enterprises, Inc.



Blair Bowman



23923 Research Drive, Farmington Hills, MI 48335 | (800) 267-7442

March 21, 2023

City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

RE: Land Use Permission of Parcel: 50-22-15-301-010

To Whom it May Concern,

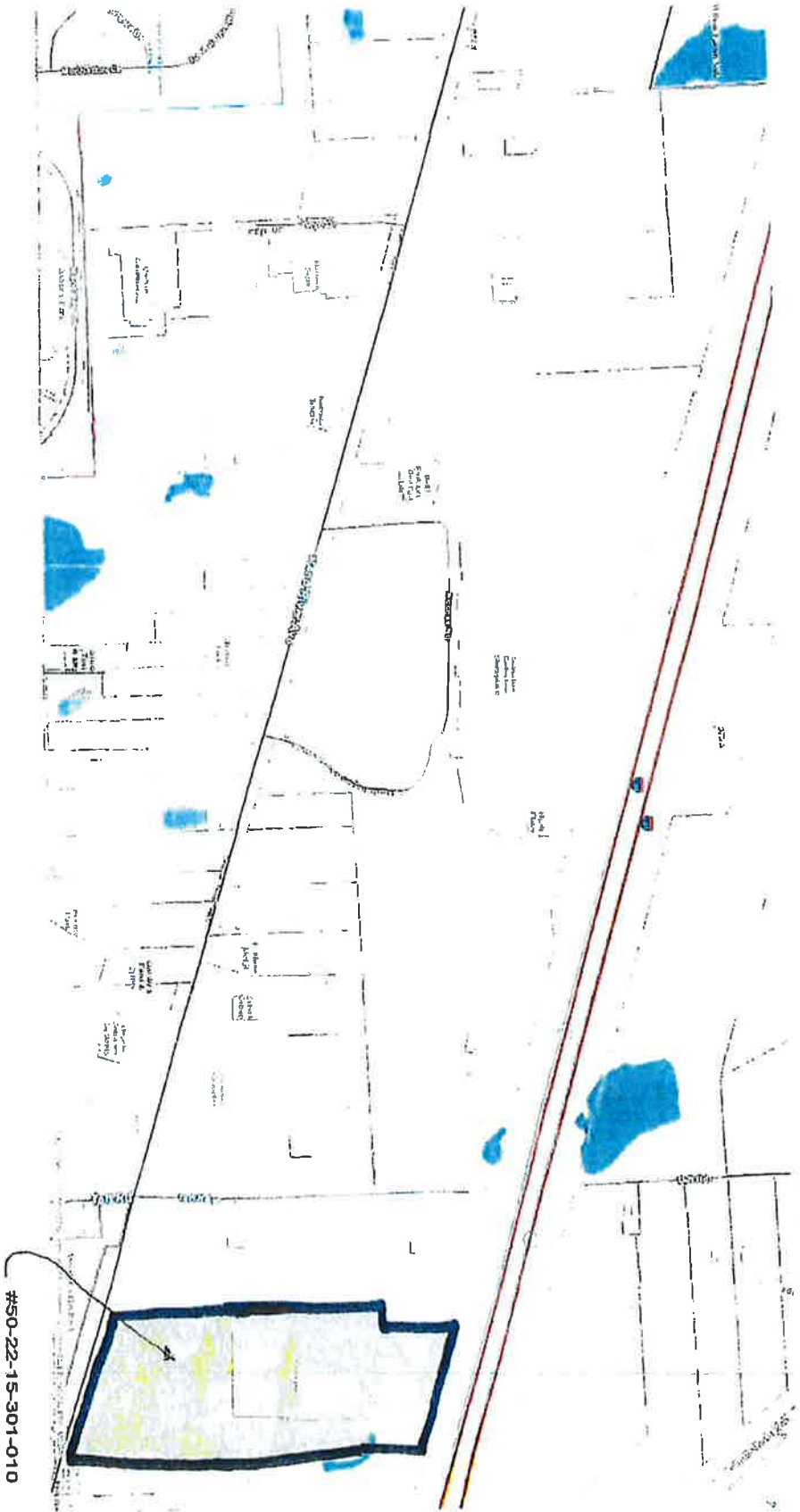
I, Mike Corrigan, as Owner of the above-mentioned parcels hereby grants permission for use of these properties in conjunction with the Outdoor Gathering Permit for the Motor City Comic Con event taking place from May 19, 2023 through May 21, 2023 at the Suburban Collection Showplace located at 46100 Grand River Avenue, Novi, MI 48374. Please see attached map for parcel locations.

Sincerely,

A handwritten signature in blue ink that reads "Michael P. Corrigan". The signature is written in a cursive style with a large loop at the end of the last name.

Mike Corrigan
Owner

Corrigan: Land Use Permission Parcel



#50-22-15-301-010

South Grand Equities, L.L.C.

A Michigan Limited Liability Company

46100 Grand River Avenue.

Novi, Michigan 48374

Ph: (248) 348-5600 Fax: (248) 347-7720

March 21, 2023

City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

RE: Land Use Permission of Parcel: #22-16-151-005, #22-16-151-004, #22-16-151-008, #22-16-300-018

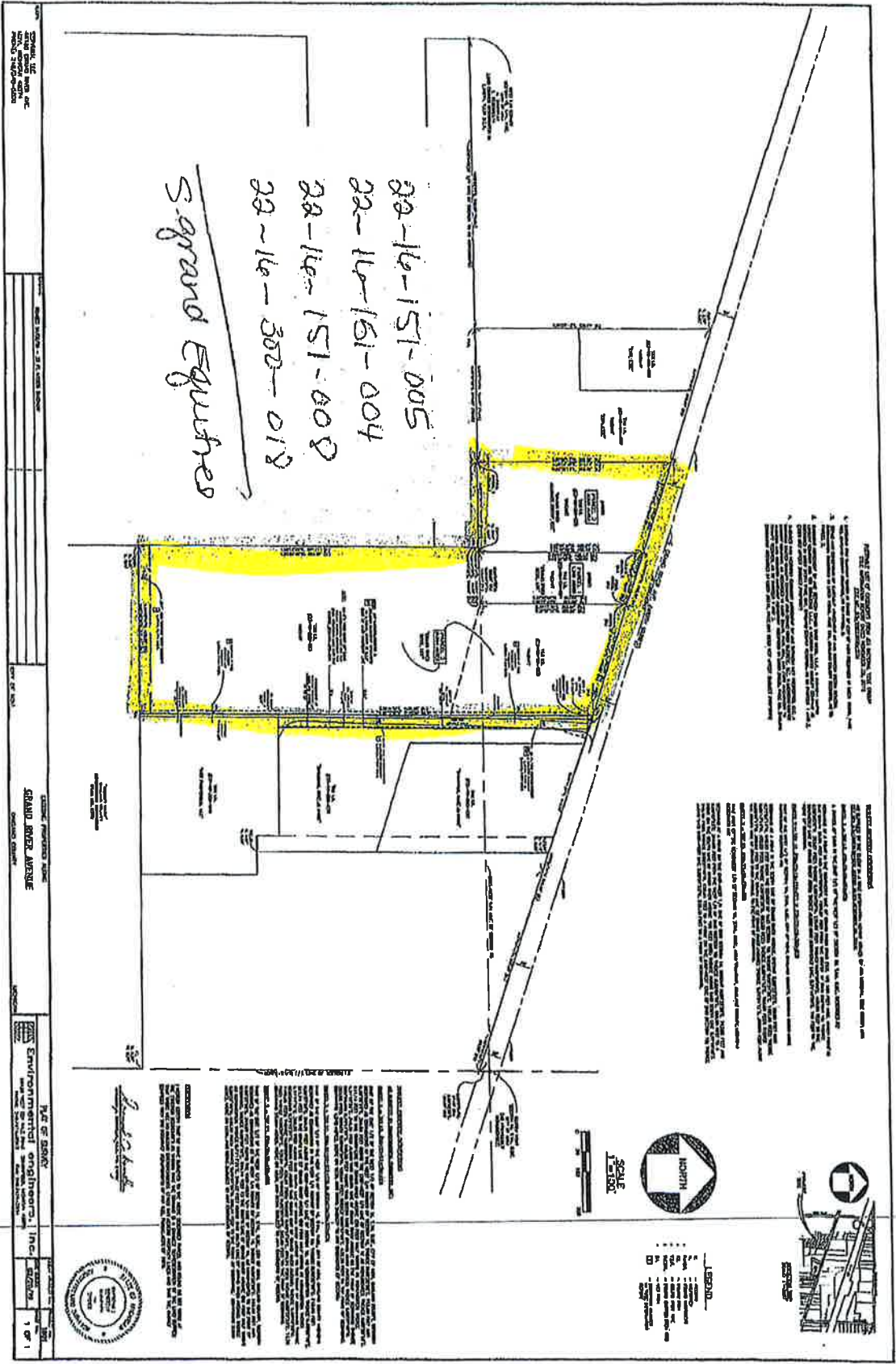
To Whom it May Concern,

S. Grand Equities LLC, as Owner of the above-mentioned parcels hereby grants permission for use of these properties in conjunction with the Outdoor Gathering Permit for the Motor City Comic Con event taking place from May 19, 2023 through May 21, 2023 at the Suburban Collection Showplace located at 46100 Grand River Avenue, Novi, MI 48374. Please see attached map for parcel locations.

Sincerely,
South Grand Equities, LLC



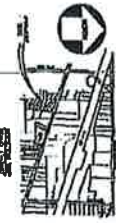
Blair Bowman
Manager/Member



22-16-151-005
 22-16-161-004
 22-16-151-000
 22-16-300-018
 Grand Equities

1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF GRAND EQUITIES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRAND EQUITIES, INC.

2. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF GRAND EQUITIES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRAND EQUITIES, INC.



SCALE
 1" = 50'-0"

- LEGEND
- 1. Column
 - 2. Beam
 - 3. Wall
 - 4. Slab
 - 5. Stair
 - 6. Elevation
 - 7. Section
 - 8. Detail

GRAND EQUITIES, INC.
 1515 GRAND RIVER AVENUE
 SUITE 1000
 GRAND RIVER, OHIO 44021
 (440) 325-1234
 FAX (440) 325-1235
 WWW.GRAND-EQUITIES.COM



PROJECT: GRAND RIVER AVENUE
 SHEET: 22-16-151-005
 DATE: 10/15/2022
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 PROJECT LOCATION: GRAND RIVER AVENUE, GRAND RIVER, OHIO

Servman, L.L.C.

A Michigan Limited Liability Company

46100 Grand River Ave.

Novi, Michigan 48374

Ph: (248) 348-5600 Fax: (248) 347-7720

March 21, 2023

City of Novi

45175 Ten Mile Rd.

Novi, MI 48375

**RE: Land Use Permission of Parcels: 22-15-152-007, 22-16-176-020, 22-16-176-021,
22-16-300-094, 22-16-426-001, 22-16-426-002, 22-15-301-008, 22-16-176-019**

To Whom it May Concern,

Servman, L.L.C., as Owner of the above-mentioned parcels hereby grants permission for use of these properties in conjunction with the Outdoor Gathering Permit for the Motor City Comic Con event taking place from May 19, 2023 through May 21, 2023 at the Suburban Collection Showplace located at 46100 Grand River Avenue, Novi, MI 48374. Please see attached map for parcel locations.

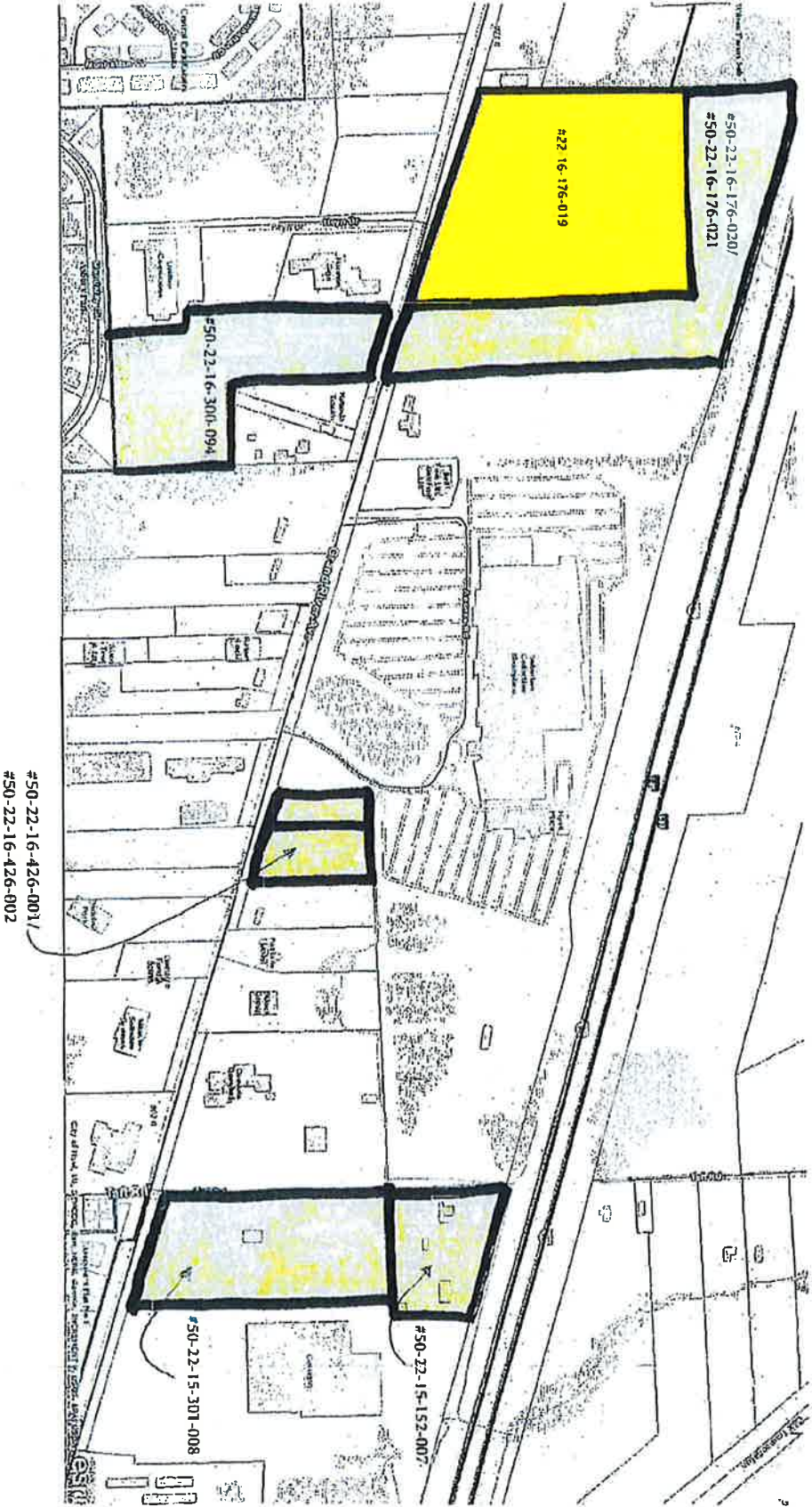
Sincerely,

Servman, LLC



Blair Bowman
Manager/Member

Servman: Land Use Permission Parcels



Wix Mix, L.L.C.

A Michigan Limited Liability Company

46100 Grand River Avenue

Novi, Michigan 48374

Ph: (248) 348-5600 Fax: (248) 347-7720

March 21, 2023

City of Novi

45175 Ten Mile Rd.

Novi, MI 48375

RE: Land Use Permission of Parcel: #50-22-16-176-028

To Whom it May Concern,

Wix Mix, L.L.C, as Owner of the above-mentioned parcels hereby grants permission for use of these properties in conjunction with the Outdoor Gathering Permit for the Motor City Comic Con event taking place from May 19, 2023 through May 21, 2023 at the Suburban Collection Showplace located at 46100 Grand River Avenue, Novi, MI 48374. Please see attached map for parcel locations.

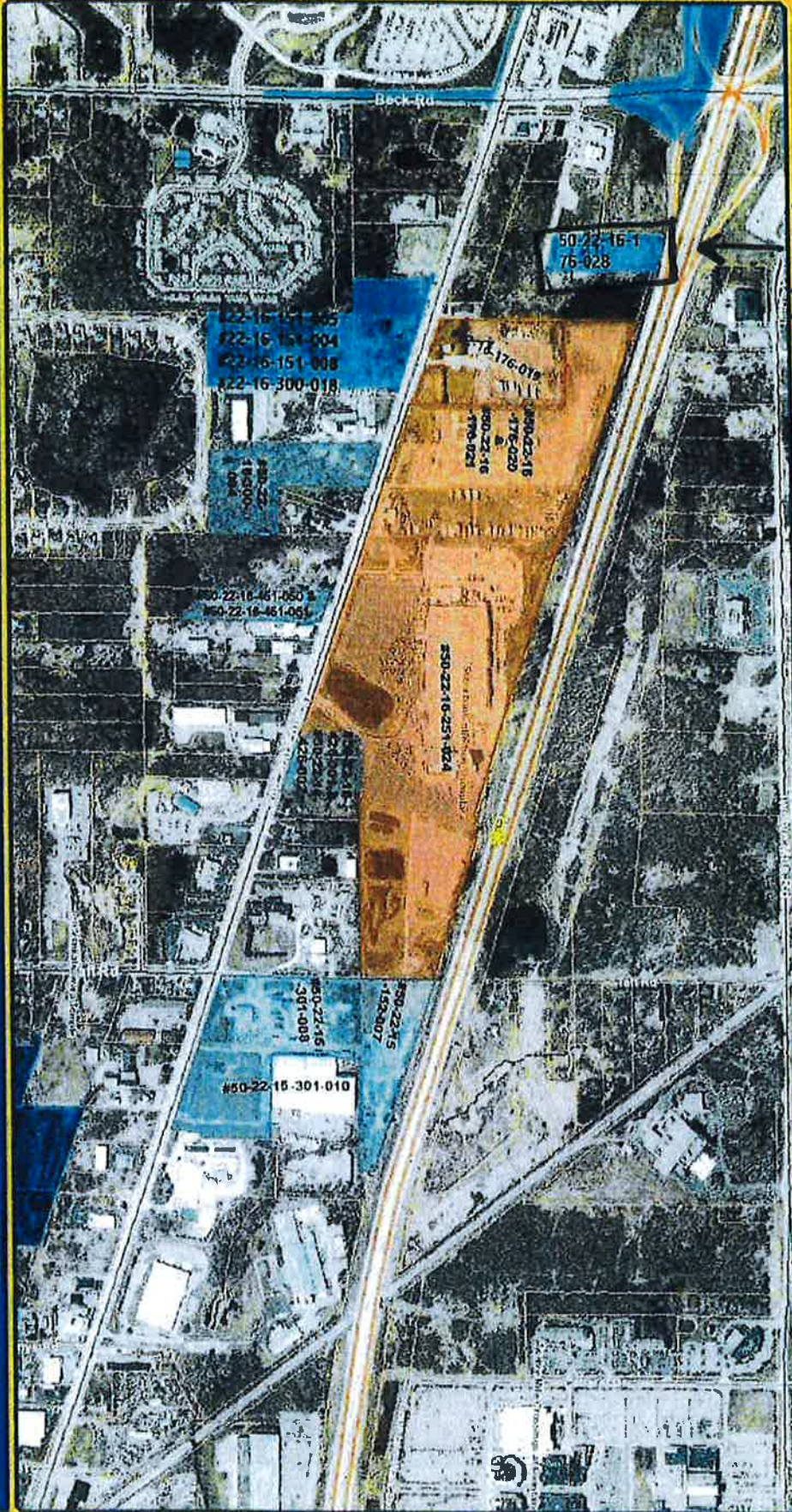
Sincerely,

Wix Mix, LLC

A handwritten signature in black ink, appearing to read 'Blair Bowman', with a long horizontal line extending to the right.

Blair Bowman
Manager

Map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is for informational purposes only. It is not intended to be used as a legal document.



MIX MIX



SCS Site Plan/Overflow Parking



Map Date: 08/20/2017



City of Novi
 45175 Town Hall Rd
 Novi, MI 48240
 city@novi.org

Novi Mile, L.L.C.

A Michigan Limited Liability Company

46100 Grand River Avenue

Novi, Michigan 48374

Ph: (248) 348-5600 Fax: (248) 347-7720

March 21, 2023

City of Novi

45175 Ten Mile Rd.

Novi, MI 48375

**RE: Land Use Permission of Parcels: #50-22-16-176-017, 50-22-16-176-026, 50-22-16-176-031,
50-22-16-176-032, 50-22-16-176-036**

To Whom it May Concern,

Novi Mile, L.L.C, as Manager of the above-mentioned parcels hereby grants permission for use of these properties in conjunction with the Outdoor Gathering Permit for the Motor City Comic Con event taking place from May 19, 2023 through May 21, 2023 at the Suburban Collection Showplace located at 46100 Grand River Avenue, Novi, MI 48374. Please see attached map for parcel locations.

Sincerely,

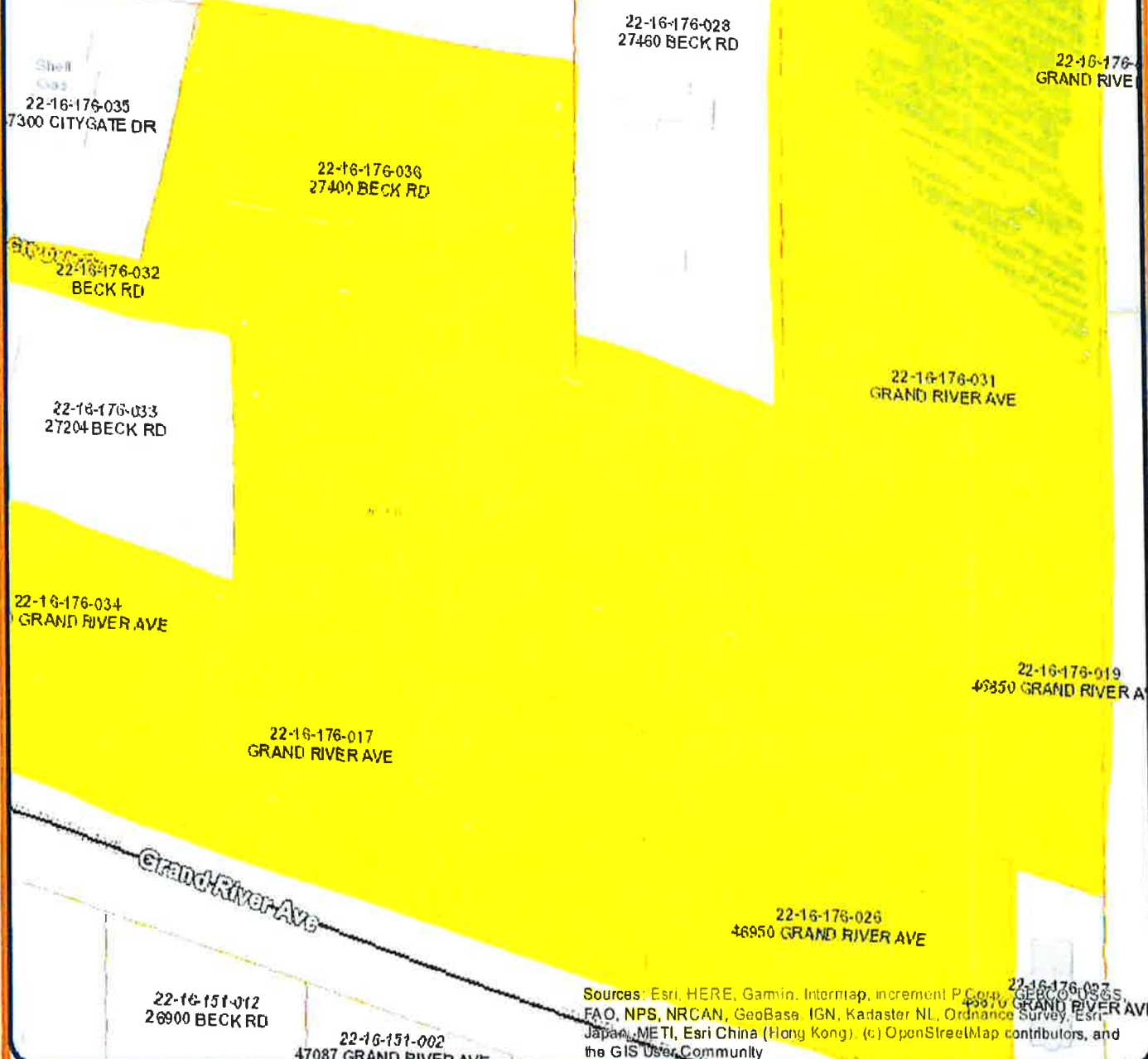
Novi Mile, LLC

Blair Bowman
Manager

NOVIMILE: LAND USE PERMISSION PARCELS

Parcel Map

I-96



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

DISCLAIMER
 All data provided is for informational purposes only and is not intended to be used as a substitute for professional advice. This map was created using National Map Accuracy Standards and is the most recent available parcel information for the City of Novi. Boundary measurements are shown on this map for informational purposes only and should not be construed as a warranty. Measurements are limited by the accuracy of the data used to create this map. For more information, please contact the City GIS Manager at 48375 Novi, MI 48375. Please contact the City GIS Manager for more source and accuracy information related to this map.



Map Print Date:
3/28/2022



City of Novi
 45175 Ina Mile Rd
 Novi, MI 48375
 cityofnovi.org