



CITY of NOVI CITY COUNCIL

Agenda Item E
August 13, 2018

SUBJECT: Approval of Resolution Authorizing "2018 Michigan State Fair" to occur on the Suburban Collection Showplace property at 46100 Grand River Avenue.

SUBMITTING DEPARTMENT: City Manager's

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

The owner of the Suburban Collection Showplace is organizing the Michigan State Fair, for the seventh straight year on the exposition property, with certain adjacent property being used for fair activities, overflow parking and camping area for exhibitors at the fair.

"Outside exhibits, fairs, entertainment and festivals" are permitted uses under Section 1002A.2.h of the EXO District regulations. Section also 1003A.9 discusses Council's authority to impose "reasonable conditions" in order to ensure "that an outdoor recreation use is compatible with the surrounding area, including site improvements and features such as additional screening, landscaping and increased setbacks."

The attached resolution proposes a set of conditions for the applicant to meet for the activities proposed to take place on the Suburban Collection Showplace property. It is primarily a description of public health, safety, and welfare inspections that the City would undertake as the items are being placed or constructed to accommodate the fair use.

As an additional step, the City has reviewed and will be issuing an Outdoor Gathering Permit for fair related displays, amusements, overflow parking and possible camping use on the adjacent properties to the west of the Suburban Collection Showplace site. Due to the ongoing construction taking place for the addition to the Showplace hall the midway for the fair will be located west of the building. The applicant indicates that total number of available parking spaces for attendees will be similar to previous years.

RECOMMENDED ACTION Approval of Resolution Authorizing "2018 Michigan State Fair" to occur on the Suburban Collection Showplace property at 46100 Grand River Avenue.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING 2018 MICHIGAN STATE FAIR

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 August 13, 2018, at 7:00 o'clock P.M. Prevailing Eastern Time.

PRESENT:

ABSENT:

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

WHEREAS, the first official Michigan State Fair was held in 1849 in Detroit, Michigan and thereafter the Fair was held continuously for 150 years, until 2009; and

WHEREAS, after a lapse related generally to the recent economic conditions in the state, a coalition of public and private individuals and entities restarted the Fair under the designation "Great Lakes Agricultural Fair" in 2012 as a statewide event at the Suburban Collection Showplace here in Novi; and

WHEREAS, for this year, 2018, the event continues with the official designation as the Michigan State Fair; and

WHEREAS, the event will begin August 29th, 2018 and run through September 3rd, 2018; and

WHEREAS, the proposal for the event has been jointly submitted by the Michigan State Fair, a private-entity LLC, and the Suburban Collection Showplace (with the Showplace

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 parking and camping to be available on adjacent properties; and

WHEREAS, the City wants to see the Fair succeed, as it will both continue a positive tradition within the state 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 as follows:

The proposed State Fair use on the Suburban Collection Showplace property (parcel number 50-22-16-251-024) is hereby approved by the City Council pursuant to Section 1002A.2.H of the City of Novi zoning ordinance, subject to the following conditions under Section 1003A.9, "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. With regard to the beer tent/alcohol service, the location of such area shall be only as shown in the Outdoor Gathering Permit, except as may be otherwise approved by the Department of Community Development and the Department of Public Safety. The serving area shall be fenced or otherwise enclosed. All appropriate licenses from the State of Michigan in connection with alcohol service shall be obtained by the applicant.

3. All tents, rides, midway facilities, circus areas, and the like shall be subject to permit application and inspection by the Department of Community Development and Department of Public Safety prior to commencement of the event. Use of Parcel 50-22-16-176-24, 50-22-16-176-021, and 50-22-176-020 shall be in accordance with the Outdoor Gathering Permit issued by the Novi City Clerk's office. All tents and temporary structures shall comply with Chapter 24 of the 2012 International Fire Code. Code requirements for separation of tents and other structures shall be observed.

4. A temporary access drive to the adjacent property (parcel numbers 22-16-176-024, -021, and -020) shall be as shown on the attached Exhibit. Any improvements to the area for purposes of pedestrian or vehicular traffic shall be temporary, shall be approved by the Department of Community Development and Department of Public Safety and subject to the conditions noted in the Outdoor Gathering Permit. The access shall be improved such that emergency vehicles can enter and exit without restriction.

5. All temporary power hook ups or connections, including generators and connections to the Suburban Collection Showplace exposition building, shall be approved by the Department of Community Development and Department of Public Safety.

6. The applicant shall have a sufficient number of restrooms/portable toilet facilities, in locations that comply with barrier free requirements. All portable toilet facilities shall be regularly cleaned, and shall remain in a sanitary condition throughout the entire event, with additional cleanings required depending on attendance at the event. Temporary water supplies shall be in accordance with Oakland County Health Department standards.

7. Use of Parcels 50-22-16-451-050 and 50-22-16-451-051 shall be in accordance with the Outdoor Gathering Permit issued by the Novi City Clerk's office for parking and possible carnival trailer and overnight bunkhouse parking. The use shall be limited to the open northern portion of the property(s) and shall not impact the

protected wetlands and woodlands located on the southern portion of the parcels. All water and sanitary facilities shall comply with City of Novi and Oakland County Health Department requirements. The use of Parcel 50-22-300-094 shall be in accordance with the current Soccer Fields agreement. Parcels 50-22-15-152-007,50-22-15-301-008 and50-22-301-010 shall be used for staging and vehicle storage for Fair participants and possible paid event parking. Parcels 50-22-16-426-001 and 002 will be used for paid event parking only.

8. Placement of any temporary signs shall be approved by the Department of Community Development and must not obstruct visibility needed for safe passage of vehicle and pedestrian traffic. There shall be no more than (2) 14 ft. x 48 ft. temporary signs along the Grand River and I-96 road frontages and (2) 8 ft. x 2 ft. pole flag signs at each of (6) other locations. Signage will be allowed beginning 21 days prior to the start of the event and must be removed at the conclusion of the event.

9. Emergency access to all areas of the property shall be maintained throughout the entire event, including access to the midway, once the rides and booths are assembled.

10. The applicant shall secure from the Department of Community Development and Department of Public Safety the appropriate occupant load for the Suburban Collection Showplace exposition facility, as well as any temporary tent and/or seating areas. Such occupancy load shall not be exceeded during the event.

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 13th day of August, 2018, 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

July 17, 2018

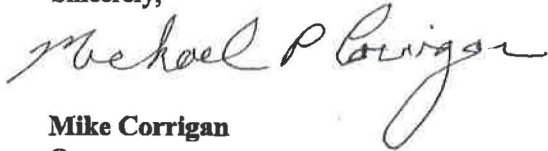
City of Novi
45175 Ten Mile Rd.
Novi, MI 48375

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

To Whom it May Concern,

Corrigan, as Owner of the above-mentioned parcel hereby grants permission for use of this property in conjunction with the Outdoor Gathering Permit for the Michigan State Fair event taking place from August 30th, 2018 through September 3rd, 2018 at the Suburban Collection Showplace located at 46100 Grand River Avenue, Novi, MI 48374. Please see attached map for parcel locations.

Sincerely,



Mike Corrigan
Owner

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

July 19, 2018

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 Michigan State Fair event taking place from August 30th, 2018 through September 3rd, 2018. Please see attached map for parcel locations.

Sincerely,
TBON, LLC/Boco Enterprises, Inc.


Blair Bowman
Owner/Leasee

Servman, L.L.C.

A Michigan Limited Liability Company

46100 Grand River Ave.

Novi, Michigan 48374

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

July 17, 2018

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**

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 Michigan State Fair event taking place from August 30th, 2018 through September 3rd, 2018 at the Suburban Collection Showplace located at 46100 Grand River Avenue, Novi, MI 48374. Please see attached map for parcel locations.

Sincerely,

Servman, LLC

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

Blair Bowman

