



**CITY of NOVI CITY COUNCIL**

**Agenda Item G  
July 22, 2013**

**SUBJECT: Approval of Resolution Authorizing "2013 Michigan State Fair" to occur on the Suburban Collection Showplace property at 46100 Grand River Avenue.**

**SUBMITTING DEPARTMENT:** City Manager's

**CITY MANAGER APPROVAL:** *[Signature]*

**BACKGROUND INFORMATION:**

The owner of the Suburban Collection Showplace is organizing the Michigan State Fair, for the second straight year on the exposition property, with certain adjacent property being used for overflow property 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 will be reviewing the overflow parking and possible camping use on the adjacent property to the west (the Anglin property) through a temporary use permit administrative process, conducted by the Building Official.

**RECOMMENDED ACTION: Approval of Resolution Authorizing "2013 Michigan State Fair" to occur on the Suburban Collection Showplace property at 46100 Grand River Avenue.**

|                        | 1 | 2 | Y | N |
|------------------------|---|---|---|---|
| Mayor Gatt             |   |   |   |   |
| Mayor Pro Tem Staudt   |   |   |   |   |
| Council Member Casey   |   |   |   |   |
| Council Member Fischer |   |   |   |   |

|                         | 1 | 2 | Y | N |
|-------------------------|---|---|---|---|
| Council Member Margolis |   |   |   |   |
| Council Member Mutch    |   |   |   |   |
| Council Member Wrobel   |   |   |   |   |

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING 2013 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 \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_ 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 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, 2013, the event has secured the official designation as the Michigan State Fair; and

**WHEREAS**, the event will begin August 30, 2013 and run through September 2, 2013; 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 Building Official 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 50-22-16-251-021) 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 on the attached Exhibit A, 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. All tents and temporary structures shall comply with Chapter 24 of the 2006 International Fire Code. Code requirements for separation of tents and other structures shall be observed.

4. A temporary access drive to the adjacent property (the Anglin property, parcel numbers 22-16-176-020, -021, and -022) shall be as shown on the attached Exhibit A. Any improvements to the area for purposes of pedestrian or vehicular traffic shall be approved by the Department of Community Development and Department of Public Safety. The access shall be improved such that emergency vehicle 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.

7. Placement of any temporary signs shall be approved by the Department of Community Development. There shall be no more than (8) temporary signs, which shall not exceed 4 feet x 4 feet.

8. 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.

9. 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.

\_\_\_\_\_  
Maryanne Cornelius, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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.

\_\_\_\_\_  
Maryanne Cornelius, City Clerk  
City of Novi