



**CITY OF NOVI CITY COUNCIL**  
**AUGUST 14, 2023**

**SUBJECT:** Approval of a Resolution Authorizing "2023 Michigan State Fair" to occur on the Suburban Collection Showplace property at 46100 Grand River Avenue on August 30-September 4, 2023.

**SUBMITTING DEPARTMENT:** Community Development

**BACKGROUND INFORMATION:**

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

"Outside exhibits, fairs, entertainment and festivals" are permitted uses under Section 3.1.15 of the EXO District regulations. Section 3.25.2.I also 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 staging use on properties near the Suburban Collection Showplace site. The applicant indicates that total number of available parking spaces for attendees will be similar to or exceed previous years.

**RECOMMENDED ACTION:** Approval of a Resolution Authorizing "2023 Michigan State Fair" to occur on the Suburban Collection Showplace property at 46100 Grand River Avenue on August 30-September 4, 2023.

**CITY OF NOVI**  
**COUNTY OF OAKLAND, MICHIGAN**

**RESOLUTION AUTHORIZING 2023 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 14, 2023, at 7:00 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 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, 2023, the event continues with the official designation as the Michigan State Fair; and

**WHEREAS**, the event will begin August 30, 2023, and run through September 4th, 2023, with setup beginning August 26; 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 State Fair 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 staging 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** that 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 3.1.15.C of the City of Novi zoning ordinance, subject to the following conditions under Section 3.25.2.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. 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, carnival staff camping, 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 Parcels 50-22-16-251-024, 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 2015 International Fire Code. Code requirements for separation of tents and other structures shall be observed. All water and sanitary facilities shall comply with City of Novi and Oakland County Health Department requirements.
4. 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.
5. 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. Sewage waste tanks for occupied trailers/recreational vehicles and other temporary quarters shall be in place prior to arrival of any of these vehicles to the site(s). Provide temporary dishwashing stations per Oakland County Health Department requirements.

6. Use of Parcels 22-16-151-004, 22-16-151-005 and 22-16-300-018 shall be in accordance with the Outdoor Gathering Permit issued by the Novi City Clerk's office for attendee parking. The use shall be limited to the currently clear mowable portions of the property(s) and shall not impact the protected wetlands, buffers or woodlands located on the southern portion of the parcels. Shuttle transportation will be provided across Grand River to the Fair. The use of Parcel 50-22-300-094 shall be in accordance with the current Soccer Fields agreement for attendee parking. Shuttle transportation will be provided across Grand River to the Fair. Parcels 50-22-15-152-007, 50-22-15-301-008, 50-22-176-019, and shall be used for staging and vehicle storage for Fair participants, livestock tie-out areas and possible paid event parking. Parcels 50-22-301-010, 50-22-16-426-001 and 002 will be used for paid event parking only. Currently improved portions of parcels 50-22-16-176-017, 026, 028, 031 and 036 accessed off Citygate Drive would be used for participant trailer parking and shall not impact the protected wetlands, buffers or woodlands located on portions of the parcels.
7. 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.
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.

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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 22nd day of August 2022, 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.

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Cortney Hanson, City Clerk  
City of Novi