



CITY OF NOVI CITY COUNCIL
MAY 4, 2026

SUBJECT: Approval of a Resolution Authorizing Outdoor Exposition Event to occur on the Vibe Credit Union Showplace property at 46100 Grand River Avenue on May 18, 2026 – June 2, 2026.

SUBMITTING DEPARTMENT: Community Development

KEY HIGHLIGHTS:

- Outdoor Tent Sale Event – Hot Tub Expo

BACKGROUND INFORMATION:

For the past couple years the City has allowed an outdoor tent sale, exhibit, and recreational event at the Suburban Collection Showplace (now Vibe Credit Union Showplace). This year's event will be similar to those previously permitted.

"Outside exhibits, fairs, entertainment and festivals" are permitted uses under Section 3.1.15 of the EXO District regulations. Section 3.25.2.1 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.

RECOMMENDED ACTION: Approval of a Resolution Authorizing Outdoor Exposition Event to occur on the Vibe Credit Union Showplace property at 46100 Grand River Avenue on May 18, 2026 – June 2, 2026.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING OUTDOOR EXPO EVENT

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 4, 2025, 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, Applicant Suburban Party Rental/Leisure Works proposes an outdoor exposition event and/or exhibit and recreation use including a temporary tent in connection with the Vibe Credit Union Showplace at 41600 Grand River Avenue; and

WHEREAS, the event is proposed to be a multi-day event from May 18, 2026 to June 2, 2026; and

WHEREAS, under the provisions of the EXO Overlay Zoning District, such event is permitted if determined to fall within the permitted uses of the district; and

WHEREAS, the provisions of Section 3.25.2.I appear to apply to the use and require a resolution of City Council to approve the conditions of the use; and

WHEREAS, with appropriate conditions in place the City Council finds the use to be acceptable under the intent of the EXO Overlay District.

NOW, THEREFORE, BE IT RESOLVED as follows: The proposed outdoor exhibit and tent sale and recreation use on the Vibe Credit Union Showplace property at 41600 Grand River Avenue 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. All tents and temporary structures shall be subject to permit application and inspection by the Department of Community Development and Department of Public Safety as appropriate, prior to commencement of the event. All tents and temporary structures shall comply with Chapter 24 of the 2015 International Fire Code. Code requirements for separation of tents and other temporary structures shall be observed. All water and sanitary facilities shall comply with City of Novi and Oakland County Health Department requirements.
3. All temporary power hook ups or connections, including generators and connections to the Vibe Credit Union Showplace exposition building, shall be approved by the Department of Community Development and Department of Public Safety.
4. 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.
5. Use of Parcels 22-16-151-004, 22-16-151-005, 22-16-151-008, 22-16-300-050, 22-16-300-051 and 22-16-300-018 shall be in accordance with the Outdoor Gathering Permit issued by the Novi City Clerk's office for fair related vehicle storage, relocated dealership parking and possible attendee parking with shuttle service. 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. The use of Parcel 50-22-300-094 shall be in accordance with the current Soccer Fields agreement for relocated dealership parking. Parcels 50-22-15-152-007, and 50-22-15-301-008, shall be used for parking or fair vehicle storage. 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.

6. 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.
7. 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.
8. The applicant shall secure from the Department of Community Development and Department of Public Safety the appropriate occupant load for the Vibe Credit Union Showplace exposition facility, as well as any temporary tent or structures 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 4th day of May 2026, 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