

# THE SOURCE



For Shelby Township, Sterling Heights, Romeo, Utica and Washington Township

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# Retail development planned for former Big Boy site

By SEAN DELANEY

sean.delaney@advisorsource.com; @sdelaney81

The Shelby Township Board of Trustees on June 7 approved a rezoning and special land use request that will allow the site of the former Big Boy restaurant on the southeast corner of 21 Mile Road and Van Dyke to be redeveloped into an 8,300-square-foot retail building with a drive-thru.

"This is a significant step forward for our community on a number of fronts," Township Supervisor Richard Stathakis said. "It shows that what was one of our poorest properties on the blighted list can become a potential star and anchor in our township, thanks to the Economic Development Advisory Committee, our Planning Commission, the Building Department and the Planning and Zoning Department."

Planning Director Glenn Wynn presented the project to the board for approval June 7. It includes several retail spaces, one of which could be used as a restaurant because of the drive-thru window. Currently, the site has one confirmed tenant, Art Van PureSleep.

"We don't know who the tenant's going to be on the drive-thru, but it's really a marketing opportunity to make sure they have ample opportunity to attract the widest variety of tenants," Wynn said.

The Big Boy restaurant that occupied the site for several years closed its doors in 2011. The property was then targeted for redevelopment by the Planning and Zoning Department's blight-removal initiative as well as the Economic Development Advisory Committee and Macomb County's Prime Properties web portal.

"This type of redevelopment is what we have been working for since the EDAC was founded," said Paula Filar, EDAC chairwoman and township trustee. "By promoting our properties and the surrounding area and demographics, we can show the world at large what Shelby Township offers, and this project confirms that."

According to Wynn, the rezoning of the site from C-1, local retail, to C-2, linear retail, is consistent with the development pattern along Van Dyke with adequate access provided by a single driveway entrance.

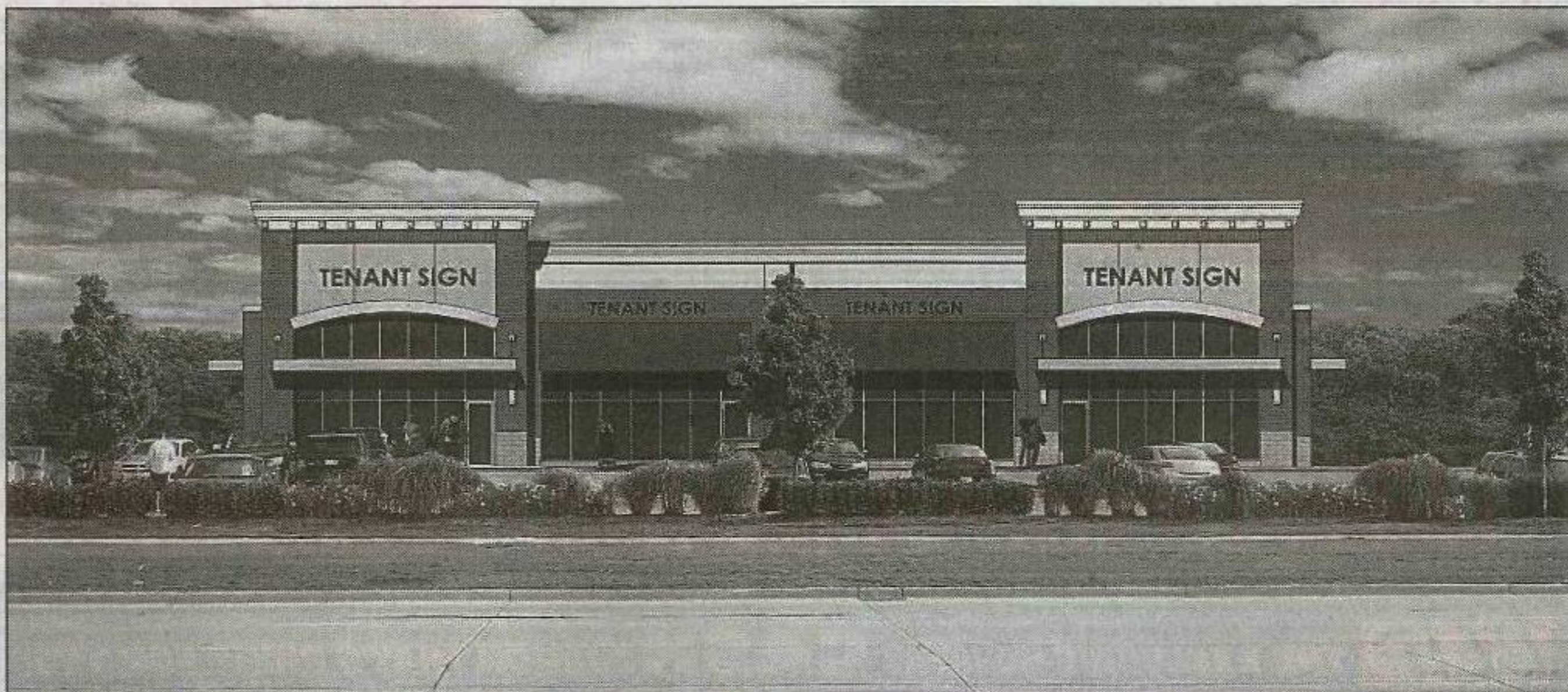


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"The only impact it would have is on a neighbor to the west, where there is a single-family home," he said. "We've met with that neighbor and come up with a screening alternative that

she's comfortable with, so we're comfortable we can redevelop the site in a way that will have minimal impact on her."

According to Wynn, the redevelopment project is

the result of a combined effort by the Building Department and the Planning and Zoning Department to tackle blighted commercial properties in the township.

"This is an example of

making room for new developments by getting rid of an old development," he said. "I also think it's a good indication that the market in this community is strong."



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