



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

July 29, 2016

Paul Wyman  
Retirement Living Management of Mt. Pleasant  
1845 Birmingham, S. E.  
Lowell, MI 49331

RE: Application #: AM370379058  
Green Acres of Mt. Pleasant IV  
1809 E. Remus Road  
Mt. Pleasant, MI 48858

Dear Mr. Wyman:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 12 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9720.

Sincerely,

A handwritten signature in cursive script that reads "Ronald R. Verhelle".

Ronald R. Verhelle, Licensing Consultant  
Bureau of Community and Health Systems  
1919 Parkland Drive  
Mt. Pleasant, MI 48858-8010  
(989) 948-0561

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
BUREAU OF COMMUNITY AND HEALTH SYSTEMS  
LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AM370379058
<b>Applicant Name:</b>	Retirement Living Management of Mt. Pleasant
<b>Applicant Address:</b>	1845 Birmingham, S.E. Lowell, MI 49331
<b>Applicant Telephone #:</b>	(616) 897-8000
<b>Licensee Designee:</b>	Paul Wyman
<b>Administrator</b>	Kathleen Onweller
<b>Name of Facility:</b>	Green Acres of Mt. Pleasant IV
<b>Facility Address:</b>	1809 E. Remus Road Mt. Pleasant, MI 48858
<b>Facility Telephone #:</b>	(989) 772-3456 07/30/2015
<b>Application Date:</b>	
<b>Capacity:</b>	12
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

07/30/2015	Enrollment
07/11//2016	Inspection Completed - Fire Safety: A
07/26/2016	Inspection Completed - Environmental Health: A
07/28/2016	Inspection Completed - BCHS Full Compliance
07/29/2016	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

The property known as Green Acres Mt. Pleasant IV is located at 1809 E. Remus Rd., Mt. Pleasant, MI 48858. The property is owned by Maas Mt. Pleasant, LLC and leased to Retirement Living Management of Mt. Pleasant, LLC. The property is situated on a large lot on the western edge of the city limits. The facility is attached to a twenty bed facility of similar design. The property is currently zoned R3A Multiple Family Residential and permits adult foster care facilities a special use. The facility is new construction and a Certificate of Occupancy was issued by the Charter Township of Union on July xx, 2016. The facility has ample parking spaces.

Green Acres Mt. Pleasant IV features ranch styling with upscale furnishings and interior décor. The exterior of the facility features a patio surrounded by contemporary fencing. The facility is built upon a concrete slab. The facility has a large dining room, activity room, sitting room, kitchen, nursing station, three offices, twelve private bedrooms and bathrooms, one community bathroom with handicapped assessable bathtub and shower, beauty shop, laundry room, break room, and air handing rooms. The facility is separated from Green Acres Mt. Pleasant III with approved fire walls and fire rated doors. The facility is heated with natural gas and the boiler is located in Green Acres Mt. Pleasant III. The facility is cooled with air-conditioning and serviced by public utilities. The capacity of this facility will enable twelve (12) residents to use twelve street level bedrooms. The facility is barrier free and wheelchair users can be accepted with assurances of appropriate staffing. There is space for non-affected spouses to reside with prior department approval.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
301	23' x 8' 8"	199.8	1
302	19' 2" x 8' 8" & 10' 7' x 6' 10"	238.28	1
303	19' x 8' 8" & 10' 7"	236.85	1

	x 6' 10"		
304	19' x 8' 8" & 10' 7" x 6' 10"	236.85	1
305	19' x 8' 8" & 10' 7" x 6' 10"	236.85	1
306	19' x 8' 8" & 10' 7" x 6' 10"	236.85	1
307	15' 3" x 13' 3" & 8' 9" x 4'	237.06	1
308	19' x 8' 7" & 10' 7" x 6' 10"	235.38	1
309	19' x 8' 7" & 10' 7" x 6' 10"	235.38	1
310	19' x 8' 7" & 10' 7" x 6' 10"	235.38	1
311	19' x 8' 7" & 10' 7" x 6' 10"	235.38	1
312	19' x 8' 7" & 10' 7" x 6' 10"	235.38	1

The living, dining, and sitting room areas measure a total of 1257.37 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

Based on the above information, it is concluded that this facility can accommodate twelve (12) residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

### **B. Program Description**

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection and personal care to twelve (12) male or female ambulatory adults whose diagnosis is aged and or Alzheimer's in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident's social and behavioral developmental needs. Residents will be referred from hospitals and clinics, hospice organizations, medical care facilities and nursing homes, waiver programs, commissions on aging, churches, and members of the community.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

The licensee will provide all transportation for program and medical needs. The facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks. The furnace and hot water heaters are located in the boiler room. The facility is sprinkled and equipped with interconnected hardwired smoke detection system with battery back up, which was installed by a licensed electrician and is fully operational. Fire extinguishers and emergency evacuation plans have been placed throughout the facility. The Bureau of Fire Services determined Green Acres IV to be in full compliance with the Fire Safety Rules for Adult Foster Care Medium Group Homes on July 11, 2016.

Kitchen services are located within Green Acres IV. The facility utilizes public water and sewage systems. The Central Michigan Health Department determined Green Acres Mt. Pleasant IV to be in full compliance with the Environmental Health Rules for Adult Foster Care Medium Group Homes on July, 26, 2016.

The Union Township Building Department issued a Certificate of Occupancy and compliance on June 28, 2016.

I determined Green Acres Mt. Pleasant IV to be in full compliance with the Maintenance of Premises Rules for Adult Foster Care Medium Group Homes on July, 28, 2016.

### **C. Applicant and Administrator Qualifications**

The applicant is Retirement Living Management of Mt. Pleasant, L.L.C., which is a "Domestic Limited Liability Company", was established in Michigan, on August 23, 2012. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

The Board of Directors of Retirement Living Management of Mt. Pleasant, L.L.C. has submitted documentation appointing Paul Wyman as licensee designee for this facility Kathleen Onweller as the administrator of the facility.

A licensing record clearance request was completed with no lein convictions recorded for Paul Wyman, licensee designee, and Kathleen Weller, administrator. Mr. Wyman and Ms. Onweller submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

Paul Wyman, licensee designee, and Kathleen Onweller, administrator, have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this twelve bed facility is adequate and includes a minimum of 1staff to12 residents per shift. All staff shall be awake during sleeping hours.

The applicant, Retirement Living Management, LLC, acknowledges an understanding of the training and qualification requirements for direct care staff prior to each person working in the facility in that capacity or being considered as part of the staff –to-resident ratio.

Retirement Living Management, LLC acknowledges an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, “direct access” to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website ([www.miltcpartnership.org](http://www.miltcpartnership.org)), L-1 Identity Solutions™ (formerly Identix ®), and the related documents required to be maintained in each employees record to demonstrate compliance.

Retirement Living Management, LLC acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can administer medication to residents. In addition, this applicant has indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Retirement Living Management, LLC acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, this applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee’s file.

Retirement Living Management, LLC acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

Retirement Living Management, LLC acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. This applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

Retirement Living Management, LLC acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply.

Retirement Living Management, LLC acknowledges their responsibility to obtain all of the required forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home as well as the required forms and signatures to be completed for each resident on an annual basis. In addition, this applicant acknowledges their responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

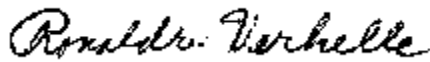
Retirement Living Management, LLC acknowledges their responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

**D. Rule/Statutory Violations**

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

**VI. RECOMMENDATION**

I recommend issuance of a temporary license to this adult foster care small group home (capacity 12).



July 29, 2016

Date

Licensing Consultant

Approved By:



July 29, 2016

Mary E. Holton

Date