



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

December 10, 2020

Todd Dockerty  
The Heritage Assisted Living Community  
14420 S. Helmer Road  
Battle Creek, MI 49015

RE: Application #: AH130403563  
The Heritage Assisted Living Community  
14420 S. Helmer Road  
Battle Creek, MI 49015

Dear Mr. Dockerty:

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 78 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 (248) 975-5053.

Sincerely,

A handwritten signature in cursive script that reads "Brender D. Howard".

Brender Howard, Licensing Staff  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(313) 268-1788

enclosure

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

**I. IDENTIFYING INFORMATION**

**License #:** AH130403563

**Applicant Name:** Battle Creek Assisted Living Operator, LLC

**Applicant Address:** 111 W. Ferry St. #1  
Berrien Springs, MI 49103

**Applicant Telephone #:** (574) 261-1124

**Authorized Representative:** Todd Dockerty

**Administrator:** Jonathan Zima

**Name of Facility:** The Heritage Assisted Living Community

**Facility Address:** 14420 S. Helmer Road  
Battle Creek, MI 49015

**Facility Telephone #:** (269) 969-4000

**Application Date:** 02/20/2020

**Capacity:** 78

**Program Type:**

## II. METHODOLOGY

02/20/2020	Enrollment
02/20/2020	Application Incomplete Letter Sent 1326/Fingerprint/RI 030 for Auth Rep & AFC 100 for Admin
03/02/2020	Contact - Document Received 1326/RI 030/Fingerprint for Todd Dockerty and AFC 100 for Jonathan Zima
03/03/2020	File Transferred to Field Office Grand Rapids
03/13/2020	Application Incomplete Letter Sent requested policies and procedures
03/16/2020	Comment B. Zabitz received documents for review from contact A. Beresh of Howard & Howard business law firm
04/01/2020	Comment B. Zabitz completed initial document review and sent contact A. Beresh questions and comments for document revision.
04/22/2020	Comment B. Zabitz met with contact A. Beresh by phone to review documents. A Beresh to work on revisions.
10/15/2020	Application Complete/On-site Needed
10/28/2020	Comment B. Zabitz/R. Misiak approved documents
12/10/2020	Recommend License Issued.
12/10/2020	Original License Issued.

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

This building has been continually licensed as a home for the aged (HFA) since June 28, 2001. The Heritage Assisted Living Community is a wood framed rectangular building comprising a figure eight design from west to east with an

attached corridor on its southern side of the structure. There are three enclosed courtyards within the building structure allowing for protective resident green space and gathering area for outside events.

Each resident room is equipped a barrier free bathroom and a kitchenette area. Emergency pull cords are in each bedroom and bathroom for residents to summon staff when assistance is needed. Each unit is outfitted with heating and air conditioning that is controlled by the preferences of those residents of the room.

The building was outfitted in 2008 with 50K natural gas backup generator. This system provides support full heating and water temperament throughout the building, limited power within resident rooms, commercial kitchen appliances, and lighting within common areas. This system is compliant with MCL 333.21335. The building utilizes public water and sewer services.

The Bureau of fire Services granted an acceptable annual fire safety certification on 9/24/20.

The facility policy and procedures were approved on 10/28/20.

Battle Creek Assisted Living Operator LLC (Licensee) Battle Creek Assisted Living LLC (Landlord), and Dockerty Health Care Services Inc (manager) all hold valid registrations the LARA corporation division. I have reviewed the management agreement between the licensee and manager and determined the applicant maintains legal responsibility for the home for the aged. I have reviewed the lease agreement between the licensee and the landlord and determined the applicant has a legal right to occupy the facility.

The administrator and licensee authorized representative have been appointed by an officer with an authority to appoint on behalf of Battle Creek Assisted Living Operator LLC.

According to the Department of Licensing and Regulatory Affairs Business Entity Search, Battle Creek Assisted Living, LLC is a Domestic Limited Liability Company. The listed resident agent is Timothy Dockerty. An officer with appointing authority from Battle Creek Assisted Living Operator, LLC has designated the licensee authorized designated the licensee authorized representative and administrator.

## **Program Description**

The facility provides services to men and women who are 55 years of age and older which includes the provision of room, board, twenty-four-hour supervision and assistance with personal care including medication administration.

**B. Rule/Statutory Violations**

I completed an onsite inspection of the facility on 10/15/20 and the applicant was found to be in compliance with the licensing act and applicable administrative rules for Home for the Aged.

**IV. RECOMMENDATION**

I recommend issuance of a temporary license that will allow operation of The Heritage Assisted Living Community with a licensed bed capacity of 78.



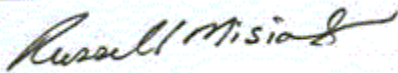
12/10/20

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Brender L Howard  
Licensing Staff

Date

Approved By:



12/10/20

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Russell B. Misiak  
Area Manager

Date