



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

August 10, 2022

Eric Simcox
Kingsley Senior Living
44100 Connection Way
Canton, MI 48188

RE: Application #: AH820402301
Kingsley Senior Living
44100 Connection Way
Canton, MI 48188

Dear Mr. Simcox:

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 92 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) 284-9730.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AH820402301
Applicant Name:	Antioch Connection Canton MI, LLC
Applicant Address:	799 Windmill Drive Pickerington, OH 43147
Applicant Telephone #:	(614) 861-8128
Authorized Representative:	Eric Simcox
Name of Facility:	Kingsley Senior Living
Facility Address:	44100 Connection Way Canton, MI 48188
Facility Telephone #:	(248) 773-4600
Application Date:	11/07/2019
Capacity:	92
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

11/17/2015 Plan Review Received
Bureau of Fire Safety (BFS) Plan Review report by Surrinderjit Kahlon 517-373-4289 for this facility that previously applied as "Eden by the Rouge" FS Project #146388.

11/09/2018 Construction Permit Received
Health Facilities Engineering Section (HFES) James Scott Manager approved for one year to 11/9/19. HFES project #20150164-P3 for this facility that applied at that time as Eden by the Rouge.

11/07/2019 Enrollment – application received

11/07/2019 Contact - Document Sent
1605 sent

11/07/2019 Application Incomplete Letter Sent
Requested fingerprints for authorized representative (AR) Jenel Stoinski

09/25/2020 Application Incomplete Letter Sent
Letter sent via email to AR Jenel Stoinski cc: owner Gary Smelser requested policies & procedures

09/29/2020 Contact - Document Received
BCAL1603 changing AR from Jenel Stoinski to Eric Simcox.

11/10/2020 Comment
Barbara Zabitz received documents for review from contact Eric Simcox

11/20/2020 Comment
B. Zabitz completed initial document review and sent to Eric Simcox for document revision.

07/08/2021 Inspection Completed-Fire Safety: A
Completed by BFS inspector Larry DeWachter

08/18/2021 Contact - Document Sent
Document review sent by Andrea Krausmann to E. Simcox via email.

12/06/2021 Application Incomplete Letter Sent
Upon request, sent copy of 9/17/20 application incomplete letter by R. Misiak to AR Eric Simcox.

01/07/2022 Technical Assistance

Documentation review sent to Eric Simcox via email along with BCAL1606 form to appoint a new.

03/23/2022 Contact - Document Sent
Documentation Review sent to E. Simcox.

04/13/2022 Contact - Document Sent
Document review sent to E. Simcox via email.

05/09/2022 Contact - Document Sent
Document review sent to E. Simcox via email.

05/10/2022 Contact - Document Sent
Received and returned a revised admission contract, disaster plan incomplete, floor plan, and training curriculum for revisions.

05/12/2022 Contact - Document Sent
Document review sent to E. Simcox via email.

05/24/2022 Contact - Document Sent
Admission contract review sent to E. Simcox via email.

06/09/2022 Occupancy Approval
Health Facilities Engineering Section (HFES) engineer Pier-George Zanoni approved 88 units with total capacity 92 beds. There are four double occupancy units in AL rooms 105, 123, 205, & 225 for total 92 beds. There are 28 single MC units; 56 single AL units; and 4 double occupancy AL units.

06/21/2022 Contact – Telephone Call
Discussion with E. Simcox re: training and competency evaluation.

06/21/2022 Contact - Document Sent
Disaster plan sent to E. Simcox for revisions.

06/30/2022 Contact - Document Received
Revised disaster plan received.

07/06/2022 Inspection Completed – On-site
Conducted with Yolanda Byrd, owner/investor Antioch Connection Canton MI LLC, along with Homestead Management Group LLC's employees: Kathy Marzolf – administrative support staff, Kathy McMongal - regional nurse, Amanda Springer – marketing staff, and Nakila Hill-Albright – housekeeper supervisor. Noted various items out of compliance.

07/28/2022	Contact – Document Received Photographs of some corrected items received from E. Simcox.
08/09/2022	Contact – Document Sent Asking E. Simcox if all items are now in compliance. No response.
08/09/2022	Inspection Completed – On-site Conducted with Homestead Management Group LLC’s employees: Kathy Marzolf and cook Austin Vanover.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Kingsley Senior Living was built in 2022, a two-story I-2 construction residential facility located in western Wayne County at 44100 Connection Way, Canton. The building is east of Sheldon Road, a two-lane road zoned 45 mph. It shares the property with a community church and is located in a wooded area with single family residential homes nearby. There is a drainage area directly behind the building. The driveway and parking lot surround the building.

The home has 88 residential units with a total approved capacity of 92 resident beds. The facility’s main entrance leads into the assisted living area of the facility. This is a two-story area of the building designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, main dining room, private dining room, movie theater, hair salon, staff offices/desk areas, various activity spaces, a second-story trash holding room, and laundry service rooms for staff and for residents. There are two elevators in the assisted living. There are 60 residential units in this assisted living area with four units approved for double occupancy: Rooms 105, 123, 205, and 225.

Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Each assisted living unit has its own attached bathroom with shower and individualized heat/AC unit. Compact refrigerators are available in the studios and full-size refrigerators are available in the one- and two-bedroom assisted living units.

The facility’s memory care area is a one-story area located along the south side of the building. There are 28 studio units in the memory care area, all approved for single occupancy. It is a secured unit designed for individuals who have been diagnosed with Alzheimer’s disease or a related condition. The memory care area can be entered via the assisted living area. For resident safety, main exit doors in the memory care area are secured with numbered keypads to be opened with staff assistance. Windows in this area are equipped with stop devices to prevent opening for resident safety.

The memory care unit has its own dining room, a meal service area including an oven for staff supervised activities, a movie theater, hair salon, a laundry room, staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

Each memory care unit has its own attached bathroom with shower and individualized heat/AC unit.

A service hallway off the east end of the memory care unit includes the facility's main kitchen, the staff break room, and mechanical rooms.

A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

Emergency pull cords are present in all resident bedrooms and bathrooms to summon assistance from staff. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building.

The facility has two exterior courtyards. One courtyard is completely surrounded by the building, and it is accessible to the residents in the memory care area. Another exterior courtyard is a completely open area accessible to residents in the assisted living unit.

The facility is equipped with a whole home fire suppression system. Residents of a home for the aged are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the fire department. This facility has municipal water and sewer.

The home has a diesel powered 475 kilowatt emergency generator that powers the fire alarm system, emergency call system and pendants, phones, data, medication rooms and staff stations, plumbing, egress lighting, kitchen outlets, heat, water, refrigerators, freezers, and every other light in the hallways and dining rooms. Certain red labeled electric plug outlets will also be powered by the generator and can be utilized for resident equipment such as oxygen concentrators and the like.

On 7/08/2021, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Larry DeWachter issued fire safety certification approval.

On 6/09/2022, the Dept. of LARA Health Facilities Engineering Section engineer Pier-George Zanoni submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 88 residential units with four units having double occupancy for a total capacity of 92 beds.

On 7/6/2022, the applicant's authorized representative Eric Simcox was unavailable. I conducted the on-site inspection with owner/investor Yolanda Byrd and employees of the applicant's management company Kathy Marzolf, Kathy McMonagle, Amanda Springer and Nakila Hill-Albright. During the inspection I observed the following:

- 1) The "Mechanical / Fire Protection Room" had a significant leak from a pipe located close to the ceiling. The women in attendance said it was not leaking earlier that morning, however, the water had leaked long enough to have bubbled and removed paint on the floor below. R325.1979(1)
- 2) Sampling the hot water throughout the building revealed it was no higher than 85°F degrees. R325.1970(6)(7)
- 3) A sample of exhaust vents in required rooms revealed some were not functioning – in the 2nd floor trash holding room next to resident room 238, in the janitor closet next to it, and in the community bathroom around the corner of the same area. R325.1964(9)
- 4) There were no thermometers in the refrigerators and freezers throughout the building. R325.197(8)
- 5) The disaster plan was not in the home available to all employees. R325.1981(2)
- 6) The lavatory handwash sinks in the kitchen did not have wrist, knee, or foot control. R325.1976(2).

On 8/09/2022, I returned to the facility and met with facility manager Kathy Marzolf and cook Austin Vanover to verify the above items have been brought into compliance.

B. Program Description

Kingsley Senior Living is operated by Antioch Connection Canton MI LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Antioch Connection Canton MI LLC is a foreign limited liability company, organized in the state of Ohio, with a Michigan qualification date of 9/10/2018. Antioch Connection Canton MI LLC has registered an assumed name of Kingsley Senior Living on 10/21/2019.

As a licensed home for the aged, Kingsley Senior Living proposes to provide room, board, and supervised personal care to individuals aged 55 and older. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions and has a designated memory care unit. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care area.

Presently, Antioch Connection Canton MI LLC has entered an agreement with Homestead Management Group LLC, to manage the facility on their behalf.

Kingsley Senior Living is a smoke-free facility. Designated smoking areas will be available to residents/staff/visitors outside the building.

On 1/11/2022, Antioch Connection Canton MI LLC's authorized representative, Eric Simcox, submitted a letter attesting Kingsley Senior Living will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

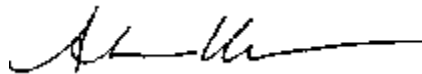
On 1/11/2022, Antioch Connection Canton MI LLC's authorized representative, Eric Simcox, submitted a letter attesting Kingsley Senior Living will not serve food to any non-residents, such as staff, residents' family members, and other visitors. Therefore, a food establishment licensing from the Wayne County health department is not required at this time.

C. Rule/Statutory Violations

The study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 92 licensed beds and programs for aged and Alzheimer's disease or related condition care.



08/09/2022

Andrea Krausmann
Licensing Staff

Date

Approved By:



08/10/2022

Andrea L. Moore, Manager
Long-Term-Care State Licensing Section

Date