



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

February 13, 2023

Rebecca DeHaan
County of Barry d/b/a Thornapple Manor
2700 Nashville Road
Hastings, MI 49058

RE: Application #: AH080407228
Harvest Pointe at Thornapple Manor
2950 McKeown Road
Hastings, MI 49058

Dear Ms. DeHaan:

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 70 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 #:	AH080407228
Applicant Name:	County of Barry d/b/a Thornapple Manor
Applicant Address:	2700 Nashville Road Hastings, MI 49058
Applicant Telephone #:	(269) 945-2407
Authorized Representative:	Rebecca DeHaan
Name of Facility:	Harvest Pointe at Thornapple Manor
Facility Address:	2950 McKeown Road Hastings, MI 49058
Facility Telephone #:	(269) 945-2408
Application Date:	02/01/2021
Capacity:	70
Program Type:	AGED

II. METHODOLOGY

02/01/2021	Enrollment
02/09/2021	Contact - Document Sent 1605 sent to applicant
02/09/2021	Application Incomplete Letter Sent BCAL forms 1603, 1326 and RI-030 sent
07/22/2021	Construction Permit Received
06/29/2022	Contact - Document Received Email from authorized representative (AR) Donald Haney requesting to close out this application. The applicant has decided to not seek licensure at this time.

07/26/2022	Contact - Document Sent Returned HFA application to AR Donald Haney, as it appears to have errors.
07/28/2022	Contact - Document Received Two applications rec'd from Donald Haney - one for "Couty of Barry d/b/a Thornapple Manor" and one for "Thornapple Manor" - neither business is listed with LARA Corporations on-line filing system - https://cofs.lara.state.mi.us/corpweb/CorpSearch/CorpSearch.aspx .
08/01/2022	Contact - Document Sent Returned the two applications to D. Haney. Requested IRS confirmation of FEIN 80-0851229 to determine which business is to be applicant.
08/22/2022	Contact – Document Received BCAL1603 changing authorized representative from Donald Haney to Bradley Johnson.
08/22/2022	Application Incomplete Letter Sent Sent to authorized representative Bradley Johnson via email.
09/15/2022	Contact – Document Received BCAL1603 changing authorized representative from Bradley Johnson to Rebecca DeHaan.
10/18/2022	Contact - Document Sent Re-sent application incomplete letter previously mailed on 8/22/22 along with licensing unit 2/9/21 letter & 1605 forms that were to sent to former board member Donald Haney, now sent to board member Bradley Johnson upon request.
11/28/2022	Inspection Completed-Fire Safety: A Bureau of Fire Services (BFS) Inspector Ken Howe.
12/02/2022	Occupancy Approval (AH ONLY) Health Facilities Engineering Section (HFES) engineer Austin Webster approved 50 residential units with 20 double occupancy rooms for a total of 70 bed capacity.
01/25/2023	Contact - Document Sent Notified HFES engineers Pier-George Zanoni and Austin Webster at HFES and Ken Howe at BFS that this home is on private wells, not city water as the HFES construction permit and occupancy approval indicated.

01/25/2023	Contact - Document Received BFS inspector Ken Howe wrote that he is aware of the wells and that there are 4 in ground holding tanks for the fire suppression system.
01/26/2023	Contact - Document Received Revised application from Bradley Johnson dated 1/25/2023, changing name of facility to Harvest Pointe at Thornapple Manor and removing the request for Alzheimer's disease/related condition program. This will only be an Aged program.
02/02/2023	Contact - Document Received Revised application from Bradley Johnson with information above and also updating number of beds from 50 to 70. This will replace the original application received on 02/01/2021.
02/03/2023	Contact - Document Received HFES engineer Austin Webster updated his Opening Survey Occupancy Approval revising it from city water to the facility wells.
02/03/2023	Contact - Document Received R. DeHaan submitted Barry-Eaton County Health Dept Food Services Establishment pre-opening approval report dated 01/23/2023.
02/03/2023	Contact - Document Received R. DeHaan submitted email string that included printed statement from Rico Liceaga (licensed waterworks operator number 18864 holding the S4 D4 classification) that the home operates under the Safe Drinking Water Act 1976 PA399, MCL325.1001 et seq.
02/06/2023	Contact - Document Received Final policies and procedures received and approved along with BFS and HFES reports.
02/08/2023	Inspection Completed On-site Met with authorized representative Rebecca DeHaan, administrator Sara Tobias and Regional Maintenance Staff Jim James. Identified items of non-compliance:
02/09/2023	Contact - Document Sent Email listing the items out of compliance: R325.1964(9) The exhaust ventilation in a common area toilet room was not functioning. R325.1970(7) Hot water temperature in at least two resident units was more than 120°F.

02/09/2023 Contact – Document Received
R. DeHaan submitted videos and photo of water temperature and exhaust vent having been addressed.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Harvest Pointe at Thornapple Manor is a single-story residential building built in 2023, with wood frame I-1 construction. It is located in the center of Barry County. The building is on a campus shared with Thornapple Manor, a 161-bed skilled nursing facility. Both buildings are owned and operated by County of Barry.

The campus is in a rural area of single-family dwellings, farms, some retail, and a child day care complex across the street. The driveway goes around the building, but not completely. Parking is available on three sides. There are three entrances into the building.

The building has 50 residential units with a total approved capacity of 70 resident beds. It is designed for residents that require assistance with activities of daily living. The facility includes a lobby, administrative offices, conference room, kitchen, dining room, hair salon, two spa rooms, staff break room, staff offices, various activity spaces, and three laundry service rooms. There are 50 residential units in this assisted living area with 20 of the units approved for double occupancy: Rooms 801, 802, 803, 804, 818, 819, 828, 829, 830, 831, 840, 841, 842, 843, 855, 856, 865, 866, 867, and 868.

The facility offers studios and one-bedroom units. Each assisted living unit has its own attached bathroom with shower, compact refrigerator, and individualized heat/AC temperature control.

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 bathrooms to summon assistance from staff. Personal emergency pendants will also be available to summon staff assistance. Residents will also be given pre-programed key cards for access entry/exit of their own rooms, communal rooms and exit doors.

The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building. Staff will utilize personal electronic devices to communicate with one another.

The facility has three exterior courtyards partially enclosed with decorative fencing that will be accessible to residents.

The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a home for the aged licensed under Chapter 18 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 the building is deemed to be uninhabitable by the fire department/first responders/administration.

According to the Health Facilities Engineering Section, the home is equipped with a 550 kW natural gas powered generator that meets compliance with MCL333.21335, that given an interruption of the normal electrical supply, it is capable of providing no less than four hours of service and it generates enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

The facility has three private wells due to public water not being available to this area. The location, construction, and operation of the well has been deemed to comply with the Safe Drinking Water Act, 1976 PA 399, MCL 325.1001 et seq. The facility is connected to the municipal sewage system.

B. Program Description

On 02/01/2021, Barry County submitted application a home for the aged license under building fire safety type Chapter 18 New Health Facility.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Barry County d/b/a Thornapple Manor is a domestic non-profit corporation with an incorporation date of 08/24/2022.

As a licensed home for the aged, Barry County d/b/a Thornapple Manor proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Harvest Pointe at Thornapple Manor.

On 02/03/2023, Barry County d/b/a Thornapple Manor’s authorized representative Rebecca DeHaan submitted a Barry-Eaton County Health Dept Food Services Establishment pre-opening approval report dated 01/04/2023, signed by Lynsy Romanowski. The report indicates the facility was found to be in compliance with the Michigan Food Law/Food Code and is approved for operation. A food service establishment license will allow the facility to serve food to non-residents such as, residents’ family members, employees, vendors, visitors, etc.

On 02/06/2023, Ms. DeHaan submitted a surety bond to insure the department for the benefit of holding resident funds and/or refundable deposits in trust.

C. Rule/Statutory Violations

On 11/28/2022, the Dept. of LARA Bureau of Fire Services state fire inspector Ken Howe issued fire safety certification approval of the facility.

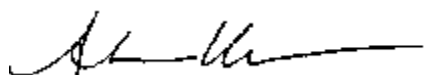
On 12/02/2022, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 50 residential units with 20 units having double occupancy for a total capacity of 70 beds. On 02/03/2023, Mr. Webster updated his Opening Survey to include the facility wells.

On 02/08/2023, I conducted an on-site inspection of the building with authorized representative Rebecca DeHaan and administrator Sara Tobias. A few physical plant items were identified to be out of compliance. On 02/09/2023, Ms. DeHaan submitted videos and photo documentation to demonstrate the items have been brought into compliance.

Therefore, 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 70 licensed beds and a program for aged residents.



02/09/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



02/13/2023

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

Date