



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
ACTING DIRECTOR

January 30, 2024

Sara Dickendesher
Senior Living Stonegate, LLC
7927 Nemco Way, Ste 200
Brighton, MI 48116

RE: Application #: AH760406218
Stonegate Village Assisted Living & Memory Care
70 W. Argyle Avenue
Sandusky, MI 48471

Dear Ms. Dickendesher:

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 73 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 (877) 458-2757.

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 #:	AH760406218
Applicant Name:	Senior Living Stonegate, LLC
Applicant Address:	7927 Nemco Way, Ste 200 Brighton, MI 48116
Applicant Telephone #:	(210) 220-0200
Authorized Representative:	Sara Dickendesher
Name of Facility:	Stonegate Village Assisted Living & Memory Care
Facility Address:	70 W. Argyle Avenue Sandusky, MI 48471
Facility Telephone #:	(810) 648-9410
Application Date:	10/23/2020
Capacity:	73
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

10/23/2020	Enrollment
10/26/2020	Application Incomplete Letter Sent
11/02/2020	Contact - Document Received FEIN
12/17/2020	Contact - Document Received 1326 & RI-030 forms for authorized representative Rochelle Lyons
01/29/2021	Application Incomplete Letter Sent Requested policies and procedures
02/08/2021	Inspection Completed-Fire Safety: A Renewal Bureau of Fire Services (BFS) inspection for license #AH760291909 at this same address. May be used for this applicant.
01/11/2022	Inspection Completed-Fire Safety: C Temporary until 2/11/22 for license #AH760291909 at this same address. May be used for this applicant.
03/21/2022	Inspection Completed-Fire Safety: A Renewal BFS inspection for license #AH760291909 at this same address. May be used for this applicant.
01/26/2023	Inspection Completed-Fire Safety: A Renewal BFS inspection for license #AH760291909 at this same address. May be used for this applicant.
07/20/2023	Contact - Document Received BCAL1603 changing applicant's authorized representative from Rochelle Lyons to Sara Dickendeshier signed by board member Robert Czapiewski.
07/20/2023	Contact - Document Received Attestation letter from applicant's authorized representative Sara Dickendeshier that no resident funds and no refundable deposits will be held. Therefore, no surety bond is required.
07/20/2023	Contact - Document Received Attestation letter from applicant's authorized representative Sara Dickendeshier that the facility's generator meets compliance with MCL333.21335.
08/25/2023	Contact - Document Received

BCAL1606 and resume changing administrator from Sara Dickendesher to Gina Knoblock signed by newly appointed AR S. Dickendesher.

- 10/02/2023 Contact - Document Sent
1326 & RI-030 forms for recently appointed authorized representative Sara Dickendesher
- 10/06/2023 Contact - Document Received
Temporary food service establishment licensing from Shelly Seigel, Sanitarian of Sanilac Co. Health Dept.
- 10/17/2023 Inspection Completed On-site
Met with applicant's authorized representative Sara Dickendesher, administrator Gina Knoblock, maintenance staff Bob and facility chef Steve Gotch.
- 10/18/2023 Contact – Document Sent
List of non-compliance findings was sent to AR S. Dickendesher via email cc: administrator Gina Knoblock.
- 10/18/2023 Contact – Face-to-face
Facetime with administrator Gina Knoblock. Maintenance staff Bob demonstrated a window in the common area and a window in a resident's room (both being in Memory Care unit) are designed to tilt-in and allow full access outdoors. Therefore, the home is not providing a secure environment to support the function of residents with Alzheimer's disease or a related condition. Added this finding of non-compliance to the list of findings.
- 10/18/2023 Contact – Document Sent
Revised list of non-compliance findings sent to AR S. Dickendesher via email adding MCL333.20178(1)(e). The complete list of findings includes:
- MCL333.20178(1)(e) The home does not provide a physical environment and design features appropriate to support the function of residents with Alzheimer's disease or a related condition. Specifically, Facetime meeting on 10/18/2023 with administrator Gina Knoblock revealed the windows in the memory care unit tilt-in and allow the windows to open fully, therefore, not providing a secure environment to prevent unsupervised exiting.

MCL333.20201(1) The resident rights and responsibilities policy posted in the assisted living area was outdated, and did not include current verbiage. There was no resident rights and responsibilities policy posted in the memory care area.

R325.1954 Facility chef Steve Gotch was not maintaining a record of the meal census, to include residents, personnel, and visitors served at each meal.

R325.1964(9)(b) There was no exhaust ventilation available in the trash holding room which posted a title of "Housekeeping" next to the door.

R325.1976 (2) The two-handwashing lavatory sinks in the main kitchen were not equipped as required, with a goose neck inlet and wrist, knee, or foot control. Soap and single service towels shall be available for use at each lavatory.

R325.1976 (5) Observed potatoes being stored in an open cardboard box near a sink. Also, onions were stored in an open mesh bag hanging on a wall. These items were not being stored and protected against potential contamination from dust, flies, insects, vermin, overhead sewer lines, and other sources.

R325.1976(13) Facility chef Steve Gotch had one type of test strip for testing sanitization of multi-use utensils being cleaned reportedly by the dishwasher but no means to demonstrate sanitization of multi-use utensils cleaned in the three-part sink. It was unclear whether the test strips were adequate for both the dishwasher and the three-part sink.

R325.1976(15) Facility chef Steve Gotch reported cleaning the ice machine routinely but had no means to demonstrate it was being sanitized in accordance with the manufacturer's instructions.

R325.1979(1) A dishwasher in the memory care kitchen area was reportedly broken.

11/29/2023

Contact – Document Received

Corrective action plan and photos from AR Sara Dickendeshier addressing items previously identified as out of compliance:

MCL333.20178(1)(e); MCL333.20201(1); R325.1954; R325.1964(9)(b); R325.1976(2); R325.1976(5); R325.1976(13); R325.1976(15); and R325.1979(1) - as now being in compliance.

11/29/2023	Contact – Document Sent RI-030 & 1326A-FP forms sent to AR S. Dickendeshier for updating LiveScan that is >2 years old.
12/01/2023	Contact – Document Sent To AR S. Dickendeshier requesting copy of Sanilac Co. health dept. food service establishment license, as meal census reveals the home is serving food to employees and visitors.
12/01/2023	Contact – Document Received Dept of Agriculture food service fixed establishment license submitted by administrator Gina Knoblock via email.
12/04/2023	Contact – Face to Face Facetime with Glna Knoblock and maintenance staff demonstrating ventilation operation and memory care unit windows have been modified to prevent opening.
12/06/2023	Contact – Document Received Corrective action plan now signed and submitted by AR Sara Dickendeshier addressing items previously identified as out of compliance.
01/16/2024	Contact – Document Received Applicant’s authorized representative Live Scan background check documentation dated 12/07/2023 received via email.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The facility at 70 W. Argyle Avenue Sandusky MI, is a single-story health care facility initially constructed in 2008 with 26 residential units, with an addition built in 2012 of another 19 residential units. The facility has been continually licensed as a home for the aged since 08/07/2008. It is located in the central area of Sanilac County. The building is free-standing on the north side of Argyle Road, a two-lane road zoned 25 mph. The Sandusky water treatment plant and medical offices are located next to and along the front of the property. Single-family residences are directly behind the building. The driveway and parking are along the front of the building.

Presently, the home has 45 residential units with a total approved capacity from Health Facilities Engineering Section (HFES) since 2012 for 73 resident beds. The facility’s main entrance leads into the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living.

The assisted living area includes the lobby, administrative offices, the main kitchen, two dining rooms, a hair salon, a spa room, the staff break room, various activity spaces, and a laundry service room. There are 36 residential units in this assisted living area, and the current applicant requested 26 of the units be approved for double occupancy. Specifically, the applicant requested double occupancy rooms in the following rooms numbered: 2,3,4,5,6,7,8,9,13,16,17,18,22,23,24,25,27,28,29, 30,31, 32,33,34,35 and 36.

Various unit configurations are available in this assisted living area including studios, studio deluxe, and one-bedroom units. Each assisted living unit has its own attached bathroom with shower and individualized heat/AC thermostats. Compact refrigerators are provided to those residents who request them.

The facility's memory care area is a designated hallway located along the back side of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. There are nine studio units in the memory care area. The applicant has requested two rooms be approved for double occupancy, specifically rooms numbered 42 and 45. Each memory care unit has its own attached bathroom with shower. Heat/AC temperature in these rooms is controlled by staff with the thermostat located in the maintenance office.

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 now equipped with stop devices so that they cannot be opened, for resident safety.

The memory care unit has its own activity space/dining room with meal service area, access to the facility's second spa room, and a laundry room. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

A bed and bedside table along with towels, washcloths, and bedding are 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 bathrooms to summon assistance from staff. Personal emergency pendants are also available upon request, to summon staff assistance via i-phone type devices held by staff.

The facility has exterior courtyards accessible to the residents in the assisted living/memory care areas. Some assisted living resident rooms have sliding glass doors/patio areas that are directly accessible to these outdoor areas. One exterior courtyard is specifically designated for the residents of the memory care area. It is gated by an approximately six-foot-tall decorative fence and the gate lock is connected to the fire safety system.

This facility has city water and sewer. 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 19 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.

On 07/20/2023, Senior Living Stonegate, LLC’s authorized representative, Sara Dickendeshler, submitted a letter dated 06/08/2023, attesting that the facility’s emergency generator meets compliance with MCL333.21335, confirming that during an interruption of the normal electrical supply it provides no less than four hours of service and 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.

B. Program Description

The facility at 70 W. Argyle Ave. Sandusky, MI has been continuously licensed as a home for the aged since 08/07/2008. As a result of a change of ownership, on 10/23/2020, Senior Living Stonegate, LLC submitted a home for the aged license application under building fire safety type Chapter 19 Existing Health Facility with programs for serving aged residents and for those with Alzheimer’s disease or a related condition.

A bill of sale dated 10/26/2020 was submitted to the department, which confirmed the change of operation ownership and necessitated application for a new license.

The facility, named Stonegate Village Assisted Living & Memory Care, is to be operated by Senior Living Stonegate, LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Senior Living Stonegate, LLC is a domestic limited liability company filed with the Department on 09/04/2020.

As a licensed home for the aged, Senior Living Stonegate, LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Stonegate Village Assisted Living & Memory Care. The facility also represents to the public the provision of services to individuals with Alzheimer’s disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care area.

Stonegate Village Assisted Living & Memory Care is a smoke-free facility. A designated smoking area is available to residents/staff/visitors outside the building.

On 07/20/2023, Senior Living Stonegate LLC's authorized representative, Sara Dickendeshier, submitted a letter dated 06/08/2023, attesting the facility will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

On 10/06/2023, a temporary food service establishment license report completed by Shelly Seigel, Sanitarian of the Sanilac Co. Health Dept., was submitted to the Department. On 12/01/2023, a Dept. of Agriculture food service fixed establishment license was submitted to enable the facility to serve meals to non-residents, such as residents' family members, employees, and other visitors.

C. Rule/Statutory Violations

In 2008, this facility was initially licensed as a home for the aged, with an occupancy approval dated 08/07/2008, by the Dept. of LARA Health Facilities Engineering Section (HFES) engineer approving 26 residential units and a 44-bed capacity. Later, an addition was built, and on 12/19/2012 the HFES engineer approved 19 additional units with a 29-bed capacity to bring the total occupancy to 73 beds. Observing room numbers and sizes revealed inaccurate information regarding room sizes documented on the HFES room sheets that will need to be corrected. However, the overall capacity number remains the same.

On 01/26/2023, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector issued fire safety certification approval for the current licensee at this address. This approval may be utilized for this applicant.

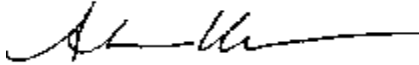
On 07/20/2023, Senior Living Stonegate, LLC's authorized representative, Sara Dickendeshier, submitted a letter dated 06/08/2023, attesting that the facility's emergency generator meets compliance with MCL333.21335.

On 10/17/2023, I conducted an on-site inspection of the building with the applicant's authorized representative Sara Dickendeshier and administrator Gina Knoblock. A follow-up Facetime meeting was also held with Ms. Knoblock on 10/18/2023. Some items were identified to be out of compliance. On 11/29/2023, Ms. Dickendeshier submitted a corrective action plan, photos, and videos to demonstrate the items have been brought into compliance. On 12/06/2023, Ms. Dickendeshier signed the corrective action plan that she has put in place and re-submitted it. On 12/07/2023, Ms. Dickendeshier completed the Live Scan background check process, and she submitted the documentation on 01/16/2024.

Therefore, the study has now 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 applicant to operate a home for the aged with a total capacity of 73 licensed beds and programs for both aged and Alzheimer's disease or related condition care.



01/16/2024

Andrea Krausmann
Licensing Staff

Date

Approved By:



01/30/2024

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

Date