



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

May 9, 2024

Lisa Rice  
OakBrook Senior Living LLC  
16013 Middlebelt Rd  
Livonia, MI 48154

RE: Application #: AM470418122  
**OakBrook Senior Living**  
**10638 Rushton Road**  
**South Lyon, MI 48178**

Dear Ms. Rice:

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) 284-9730.

Sincerely,

A handwritten signature in cursive script that reads "Julie Elkins".

Julie Elkins, Licensing Consultant  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
P.O. Box 30664  
Lansing, MI 48909

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AM470418122
<b>Licensee Name:</b>	OakBrook Senior Living LLC
<b>Licensee Address:</b>	16013 Middlebelt Rd Livonia, MI 48154
<b>Licensee Telephone #:</b>	(313)-282-4337
<b>Licensee Designee:</b>	Lisa Rice
<b>Administrator:</b>	Lisa Rice
<b>Name of Facility:</b>	OakBrook Senior Living
<b>Facility Address:</b>	10638 Rushton Road South Lyon, MI 48178
<b>Facility Telephone #:</b>	(248) 278-6185
<b>Application Date:</b>	12/17/2023
<b>Capacity:</b>	12
<b>Program Type:</b>	ALZHEIMERS AGED

## II. METHODOLOGY

10/27/2022	Inspection Completed-Env. Health: A Please refer to AM470404896.
07/06/2023	Inspection Completed-Fire Safety : A Please refer to AM470404896.
12/17/2023	On-Line Enrollment.
12/21/2023	Contact - Document Sent -forms.
12/21/2023	PSOR on Address Completed.
01/22/2024	Contact - Document Received 1326 not signed, RI030 and AFC100.
01/23/2024	Contact - Document Sent requested a signed 1326 via email.
01/29/2024	File Transferred To Field Office.
01/29/2024	Application Incomplete Letter Sent.
03/18/2024	Contact - Document Received.
03/19/2024	Contact - Document Sent.
04/03/2024	Contact - Document Received.
04/04/2024	Contact - Document Sent.
04/07/2024	Contact - Document Received.
04/26/2024	Inspection Completed.
04/26/2024	Contact - Document Received.
05/02/2024	Contact - Document Sent.
05/02/2024	Contact - Document Received.
05/02/2024	Inspection Completed On-site Full Compliance.
05/03/2024	Contact - Document Sent.
05/08/2024	Contact - Document Received.

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

The facility is a ranch style building with vinyl siding located in Green Oak Township, in the city of South Lyon, Michigan. Green Oak Township is in Livingston County on the east side of the county. Sufficient parking is available in the front of the facility for residents, visitors, and staff members. The front door opens to the common/dining living area which measures 400 square feet. The north end of the building has an additional living room kitchen, office, television room, bedroom and two full bathrooms neither of which are wheelchair accessible. The south end of the building has a hallway with twelve private bedrooms that each can only accommodate one resident, a hair salon, a four seasons room, two full resident bathrooms equipped with wheelchair accessible showers and a powder room for staff, residents, and visitors to use. The facility has two approved means of egress equipped with wheelchair accessible ramps. The south end hallways and door widths can accommodate individuals who use wheelchairs to assist with mobility. The facility utilizes a private well and private sewage disposal system which was inspected by the Livingston County Health Department on 10/27/2022 and was determined to be in substantial compliance with all environmental health rules.

The facility is located in Green Oak Charter Township is in Livingston County and borders Washtenaw County on the south and Oakland County on the east. US-23 is the main north/south route through the township and Interstate 96 is close to the northern border. Consequently, residents will have close access to major highways for ease of travel as well as access to the beautiful scenery common in Green Oak Charter Township. Green Oak Charter Township has rolling hills, streams, woodlands, and lakes with approximately 20% percent of the township being public parkland. Huron Meadows Metro Park and Island Lake State Recreation Area along the Huron River are valued recreational areas. Green Oak Charter Township offers a variety of shops and restaurants.

The facility is equipped with a gas hot water heater and furnace which are both located in the basement of the facility. The furnace was inspected by Colonial Heating and Cooling and determined to be in good working order on 05/08/2024. Floor separation has been secured with a 1-3/4-inch solid core door with an automatic self-closing device and positive latching hardware. The facility also has central air conditioning and a full facility generator. The basement contains the laundry appliances and heating and cooling elements are not included in the living space and are not regularly accessed by the residents. Residents do not do their own laundry but may aid in folding clothes should their assessment plan indicate this is appropriate.

The facility is equipped with an interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician and is fully operational. Smoke detectors are located near or in all resident bedrooms, hallways, and near all heat producing equipment. The facility is fully sprinkled. The facility was inspected on

07/06/2023 and has been determined by the Bureau of Fire Services to be in full compliance with the applicable fire safety administrative rules.

Resident bedrooms 1-12 are located on the south side of the facility. Resident bedrooms were observed during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	9'x 11'	99	1
2	9' x11'	99	1
3	9' x11'	99	1
4	9'x11'	99	1
5	9'x11'	99	1
6	9'x11'	99	1
7	10'x10'	100	1
8	10'10'	100	1
9	10'x10'	100	1
10	9'10"x 9'6"	93	1
11	10'x10'	100	1
12	10'x10'	100	1
13	11'00" X 14'10"	163.17	2

Bedroom 13 is on the north side of the building and the only bedroom large enough to accommodate a married couple or two same sex residents. The attached bathroom in bedroom #13 is not handicap accessible nor is the bathroom in the hallway on the same side of the building therefore this would not be an appropriate bedroom for a wheelchair user.

The indoor living and dining areas measures 4,758 square feet of living space. This meets/exceeds the minimum of 35 square feet per occupant requirement.

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

On February 26, 2024 Green Oak Township issued a Certificate of Compliance that documented in the "stipulation" section of the document "12 bed adult foster care-same use, new management lease date 2/1/2024 through 1/31/2029." This was applied for on 02/07/2024, date issued was 2/26/2024 and it expires on 01/31/2029.

## **B. Program Description**

The applicant intends to provide 24-hour supervision, protection, and personal care to 12 male and/or female residents who are aged and at least 60 years and/or diagnosed with Alzheimer's disease. The program will include opportunities to socialize with one another and direct care staff members through crafts, bingo, coloring, reading, puzzles,

watching television and enjoying the outdoors. Family and friends are strongly encouraged to visit as often as possible with their loved one. The program will provide supportive services and health care assistance for residents in a family environment. The program offers visiting physicians, hospice care, home cooked meals, housekeeping, medication administration, recreational activities, and assistance with activities of daily living. The applicant intends to accept residents with private sources for payment.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

For residents diagnosed with Alzheimer's disease, appointed licensee designee/administrator Lisa Rice and direct care givers are dedicated to creating a supportive, safe, home-like environment allowing Alzheimer's and dementia care residents to enjoy a lifestyle promoting dignity and independence. Lisa Rice and her team strive to work toward enriching quality of life while being compassionate and treating everyone with kindness and sincerity. Lisa Rice and her team partner with families to encourage involvement, support and encourage all residents to engage their mind and heart. All OakBrook Senior Living employees receive ongoing guidance and teaching regarding Alzheimer's disease and memory care. Direct care staff receive initial and on-going training and certification through MALA (Michigan Assisted Living Association) in proper techniques, approach, and care of persons with Alzheimer's. All employees will read the publication "Developing Meaningful Connections with People with Dementia" which can be found on the Michigan Department of Health and Human Services (MDHHS) webpage. In addition, licensee designee and administrator Lisa Rice annually attends workshops, classes and training sessions and conveys teaching to the direct care staff through trainings and staff meetings. OakBrook has an established set of protocols and techniques to enable the direct care staff to meet the unmet needs and triggers of behavioral expressions in persons living with Alzheimer's disease or dementia. At OakBrook Senior Living, the applicant believes in the whole-community philosophy that empowers all direct care staff to identify the unmet needs of residents and encouraging their family and loved one to be a part of creating a solution.

Initial assessment and plan of care of each Alzheimer's and dementia care resident will be completed by a registered nurse (R.N.) tailored to the level of care which the resident requires and will be reviewed and modified as needed. Consultation with physician and pharmacy including medication review will be conducted at time of admission. Daily programs consisting of activities based on ability and encouraging the use of their current skills including but not limited to a morning mental workout with discussions, brain stimulation games, reminiscing, daily life skills, physical activities such as walking programs, chair yoga, gardening, kitchen work, etc. Recreational in-facility activities such as bingo, crafts, movie and game nights. The environment (physical, social and cultural) and design features of OakBrook Senior Living support the functions of people with Alzheimer's and dementia, accommodate behavioral changes, maximize abilities, promote safety and encourage independence. OakBrook Senior Living has a simple

and easy-to-navigate floorplan that will assist in the familiarization of each Alzheimer's and dementia care resident. Also, the facility has been designed with soft, non-vibrant colors to assist our residents in distinguishing the various rooms within the home. Other features may include alarmed pads located in beds and on floors as needed. Our goal is to maximize awareness and orientation by reducing confusion with respect to time and place.

In addition to the above program elements, it is the intent of the applicant to utilize local community resources such as Tri-County Office on Aging for recreational activities as well as bringing in books from the local library for residents. The program will utilize resources to provide an environment to enhance the quality of life of resident.

**C. Applicant and Administrator Qualifications:**

The applicant is OakBrook Senior Living LLC., a "For Profit Corporation", established in Michigan on August 14, 2023. 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.

Criminal history background checks of the applicant Lisa Rice, who is also the named licensee designee and administrator, were completed and she was determined to be of good moral character to provide licensed adult foster care. Lisa Rice submitted a statement from a physician documenting her good health and current negative tuberculosis test results. The applicant Lisa Rice has provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Lisa Rice has worked with the aged population in various capacities at other licensed adult foster care facilities since April 2013. Since November 2018 Lisa Rice has been an administrator and licensee designee for three other adult foster care group homes caring for the aged population and residents diagnosed with Alzheimer's disease, dementia and memory care issues.

The staffing pattern for the original license of this twelve-bed facility is adequate and includes a minimum of two staff members per shift during the day and one awake caregiver overnight. The applicant acknowledged that the staff-to-resident ratio may need to be increased in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs.

Lisa Rice acknowledged an understanding of the qualifications, suitability, and training 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.

Lisa Rice acknowledged an understanding of the responsibility to assess the good moral character of employees. Lisa Rice acknowledges the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing "direct access" to residents or resident information or both utilizing the Michigan Long Term Care Partnership website ([www.miltcpartnership.org](http://www.miltcpartnership.org)) and the related documents required to demonstrate compliance.

Lisa Rice acknowledged the responsibility to obtain medical and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Lisa Rice acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Lisa Rice acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee designee, Lisa Rice will administer medication to residents. In addition, Lisa Rice 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.

Lisa Rice acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home. Lisa Rice acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal 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 updating and completing those forms and obtaining new signatures for each resident on an annual basis. Lisa Rice acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Lisa Rice acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Lisa Rice acknowledged that a separate Resident Funds Part II BCAL-2319 form will be created for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the resident's personal money transactions that have been agreed to be managed by the applicant. Lisa Rice acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights.

Lisa Rice indicated the intent to respect and safeguard these resident rights. Lisa Rice acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Lisa Rice acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

Lisa Rice acknowledged that residents with mobility impairments will only reside on the main floor of the facility.

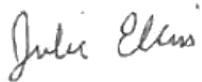


**D. Rule/Statutory Violations**

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.

**IV. RECOMMENDATION**

I recommend issuance of a six-month temporary license to this adult foster care medium group home with a capacity of 12 residents.



05/09/2024

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Julie Elkins  
Licensing Consultant

Date

Approved By:



05/09/2024

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Dawn N. Timm  
Area Manager

Date