



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

July 23, 2024

Lori Stuenkel
Maple Manor
5975 Glen Echo Dr
Howell, MI 48843

RE: Application #: AS470418210
Maple Manor
7119 Pinckney Rd
Pinckney, MI 48169

Dear Ms. Stuenkel:

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 6 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

License #:	AS470418210
Applicant Name:	Maple Manor
Applicant Address:	5975 Glen Echo Dr Howell, MI 48843
Applicant Telephone #:	810-874-8485
Licensee Designee:	Lori Stuenkel
Administrator:	Lori Stuenkel
Name of Facility:	Maple Manor LLC
Facility Address:	7119 Pinckney Rd Pinckney, MI 48169
Facility Telephone #:	(810) 874-8485
Application Date:	01/24/2024
Capacity:	6
Program Type:	AGED

II. METHODOLOGY

01/24/2024	Enrollment
01/28/2024	Application Incomplete Letter Sent Requested 1326/RI030.
01/28/2024	PSOR on Address Completed.
01/28/2024	Contact - Document Sent forms sent.
01/29/2024	Inspection Report Requested – Health Inv 1034190.
03/18/2024	Contact - Document Received.
03/27/2024	File Transferred to Field Office.
04/01/2024	Application Incomplete Letter Sent.
04/01/2024	Contact - Telephone call made LD Lori reported that this license should be attached to a corporation not her as a personal licensee, she will re-submit corporate application.
04/01/2024	Contact - Document Sent Corporate application emailed.
06/24/2024	Inspection Completed On-site.
06/24/2024	Inspection Completed-BCAL Sub. Compliance.
06/26/2024	Corrective Action Plan Received.
07/03/2024	Inspection Completed On-site.
07/15/2024	Contact- document received updated application.
07/22/2024	Inspection Completed On-site Full Compliance.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Maple Manor is a two-story farmhouse that was originally built in 1936 and has been updated. The facility is on six acres has a full front porch and covered back porch. There is a natural brick fireplace in living area which the licensee designee has agreed not to use. The basement is partly finished and will not be accessible to residents. The facility has two approved means of egress equipped with wheelchair accessible ramps. The hallways and door widths can accommodate individuals who use wheelchairs to assist with mobility. This adult foster care facility is in Pickney, Michigan, which is located in Putnam Township, in Livingston County. Pinckney hosts annual parades on Saint Patrick's Day and Memorial Day. Nearby the village (to the west) is

the Pinckney State Recreation Area, and also Lakelands Trail State Park passes through Pinckney. There are multiple restaurants, shopping, a bank, post office, library, senior center and churches are available to residents in and near Pickney.

The main level of the facility consists of a living room, different sitting areas, a dining room/kitchen, four full bathrooms, one half bathroom and five resident bedrooms. The facility has a partially finished basement that contains the furnace and hot water heater. The residents do not access the basement even though it has egress. The facility's furnace and hot water heater are located in the utility room, which has a solid wood core door that is equipped with an automatic self-closing device and positive-latching hardware. The facility is equipped with central air conditioning. There is a fire extinguisher on each floor. The furnace was inspected on 06/28/2024 by Universal Heating and Cooling of Howell and the report documented that the "furnace is operating safely and properly at this time." All smoke detectors are interconnected into the structure's electrical system through a Bluetooth system and are located in all sleeping areas, kitchen, and living areas. The resident bedrooms are measured as follows:

Bedroom # Total Resident Beds	Room Dimensions	Total Square Footage	Resident Beds
1	14' X 12'6"	175	2
2	12' X 11.5"	137	1
3	12'9" X 15'	191.25	2
4	9' X 12'	108	1
5	17' X 10"	170	2

The indoor living and dining areas measures around 4,000 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement. The facility has two separate basements, one contains the laundry appliances and both basements contain heating and cooling elements. This is 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. There is also an upper level however that will not be used by residents. The upper level of the house contains three rooms and one powder room. Although some of the resident bedrooms are large enough to accommodate a same sex roommate or a married couple, the applicant understands the license capacity of six residents cannot be exceeded.

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. The Livingston County Health Department inspected the facility on 1/31/2024 and found the facility to be in compliance with applicable environmental health rules.

B. Program Description

The facility will provide 24-hour supervision, protection and personal care for up to six female and male residents and who are aged. The applicant's primary preference is to provide care to individuals who are at least 65 years in age or older. The applicant's

program statement is to serve the aged population experiencing limitations which prevent them from living without constant supervision and assistance. The program's goal is to create a peaceful and loving environment while efficiently and completely caring for the loved ones entrusted to them. Each resident will receive assistance as identified in their assessment plan and kept as active as possible by engaging each resident in meaningful activities. The applicant encourages family members to visit and actively engage with their loved ones. Alarms have been placed on all exits to alert staff members when someone exits/enters the facility. Lori Stuenkel submitted admission and discharge policies, program that were reviewed and accepted as written.

The licensee designee Lori Stuenkel will ensure transportation is available for program and medical needs. Facility direct care staff members will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including libraries, local museums, shopping centers, local parks, recreational activities and planned resident outings as a source of entertainment.

The licensee designee Lori Stuenkel in collaboration with facility direct care staff members will continually assess the resident and make changes as necessary to meet the resident needs. If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by direct care staff trained in the intervention techniques.

In addition to the above program elements, it is the intent of the applicant to utilize local community resources for recreational activities as well as bringing in books from the local library for residents. The facility has board games, puzzles, and crafts as well. The program will utilize resources to provide an environment to enhance the quality of life of residents.

C. Applicant and Administrator Qualifications:

The applicant is Ide AFC Home, LLC., a "For Profit Corporation", established in Michigan on July 25, 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.

The Board of Directors has submitted documentation appointing Lori Stuenkel as licensee designee and administrator for this facility. Criminal history background checks were completed and Lori Stuenkel was determined to be of good moral character to provide licensed adult foster care. Lori Stuenkel submitted a statement from a physician documenting good health and current negative tuberculosis test results. The licensee designee/administrator Lori Stuenkel has provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Lori Stuenkel has provided direct care services at licensed adult foster care facilities beginning in 2015 working with the aged population including working with residents diagnosed with Alzheimer's disease, dementia and memory care issues. Lori Stuenkel also has been a care provider for her aging parents since 2011.

Lori Stuenkel reported there will be at least one staff member per shift but will adjust the staff ratio as the number of residents grows and to ensure that the safety, supervision and care of the residents are met in accordance with the resident's written assessment plan. Staff members will be awake while on shift even on midnight shift.

Lori Stuenkel acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicant acknowledged 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) and the related documents required to demonstrate compliance.

Lori Stuenkel 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 licensee designee Lori Stuenkel will administer medication to residents. In addition, applicant Lori Stuenkel has indicated resident medication will be stored in a locked cabinet and daily medication logs will be maintained on each resident receiving medication.

Lori Stuenkel acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home. Lori Stuenkel 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. Lori Stuenkel acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all the documents that are required to be maintained within each resident's file.

Lori Stuenkel acknowledged the responsibility to obtain all required good moral character, 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, applicant Lori Stuenkel acknowledged the responsibility to maintain all required documentation in each employee's record for each licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

Lori Stuenkel an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Lori Stuenkel 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 residents' personal money transactions that have been agreed to be managed by the applicant.

Lori Stuenkel 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. Lori Stuenkel indicated the intent to respect and safeguard these resident rights.

Lori Stuenkel 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.

Lori Stuenkel 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.

Lori Stuenkel 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 small adult foster care home with a capacity of six (6) residents.



07/22/2024

Julie Elkins
Licensing Consultant

Date

Approved By:



07/23/2024

Dawn N. Timm
Area Manager

Date