



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

January 23, 2025

Lori Costanza
4768 River Rd.
Sodus, MI 49126

RE: License #: AS110408598
Powell House AFC
3531 Niles Rd.
St. Joseph, MI 49085

Dear Lori Costanza:

Attached is the Addendum to the Original Licensing Study Report for the above referenced facility.

Please review the enclosed documentation for accuracy and contact me with any questions. If I am not available and you need to speak to someone immediately, please contact the local office at (616) 356-0183.

Sincerely,

A handwritten signature in cursive script that reads "Rodney Gill".

Rodney Gill, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS110408598
Licensee Name:	Lori Costanza
Licensee Address:	4768 River Rd. Sodus, MI 49126
Licensee Telephone #:	(269) 757-1504
Administrator:	Lori Costanza
Name of Facility:	Powell House AFC
Facility Address:	3531 Niles Rd. St. Joseph, MI 49085
Facility Telephone #:	(269) 757-1504
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED AGED TRAUMATICALLY BRAIN INJURED

II. Purpose of Addendum

The licensee requested to add a sixth bedroom so all six residents can have a room of their own.

III. Methodology

On 9/4/24, I received an official letter from licensee Lori Costanza dated 9/3/24 requesting to modify the terms of her original license. The letter indicated her Adult Foster Care (AFC) facility is licensed for six residents but only has five bedrooms. One of the bedrooms is a semi-private. The letter indicated Ms. Costanza would like to add a sixth bedroom to have the option for all six residents to have a room of their own.

IV. Description of Findings and Conclusions

On 9/4/24, I reviewed a floorplan of the facility showing the proposed changes, location, and size of the additional bedroom. The new bedroom as drawn up in the floor plan appeared to meet licensing rules and regulations.

On 1/22/25, I conducted an onsite inspection to observe the renovations made to the facility. I measured the length and width of the additional bedroom and found the room dimensions to be 13'7" x 9'2" or 126.04 square feet. The size of the room exceeds the 80 square feet allowed of usable floor space for a single occupancy bedroom. The bedroom meets all licensing rules and regulations found in R 400.14407, R 400.14408, R 400.14409, R 400.14410, and R 400.14508.

V. Recommendation

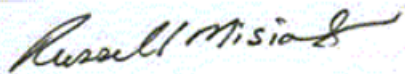
I recommend approving the request to add a sixth bedroom to this small AFC facility.



1/23/25

Rodney Gill
Licensing Consultant

Date



1/27/25

Russell Misiak
Area Manager

Date