



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

May 20, 2024

Steven Williamson
The Gardens of Carleton Assisted Living & Memory Care
12400 Matthews Road
Carleton, MI 48117

RE: Application #: AH580413165
The Gardens of Carleton Assisted Living & Memory Care
12400 Matthews Road
Carleton, MI 48117

Dear Steven:

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 60 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 "Brender L. Howard".

Brender L. Howard, Licensing Staff
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 #:	AH580413165
Applicant Name:	Heritage Life of Carleton, LLC
Applicant Address:	8751 Whiteford Road Ottawa Lake, MI 49267
Applicant Telephone #:	(734) 347-8703
Authorized Representative:	Steven Williamson
Administrator:	Alesa Bray
Name of Facility:	The Gardens of Carleton Assist Liv & Memory Care
Facility Address:	12400 Matthews Road Carleton, MI 48117
Facility Telephone #:	(586) 909-3989
Application Date:	06/24/2022
Capacity:	60
Program Type:	ALZHEIMERS AGED

II. METHODOLOGY

06/24/2022	Enrollment
06/29/2022	Application Incomplete Letter Sent Revised application and updated 1326/RI 030 for Authorized Representative.
07/14/2022	File Transferred to Field Office Via SharePoint
07/21/2022	Application Incomplete Letter Sent Policies & procedures requested - sent to AR S. Williamson via email.
03/07/2024	Inspection Completed-Fire Safety: A BFS inspector Larry DeWachter
04/08/2024	Contact - Document Sent Received and returned to Steven Williamson BCAL1606 and resume for appointment of Alesa Bray, as there is no education/experience/training in Alzheimer's disease or a related condition. Also, provided BCAL1603 as we have none on file.
04/22/2024	Occupancy Approval (AH ONLY) HFES engineer Pier-George Zanoni approved 60 single occupancy rooms - 30 in memory care and 30 in assisted living.
04/22/2024	Contact - Document Received HFES Room Sheets, Opening Survey and Floor plan received.
05/09/2024	Inspection Completed On-Site.
05/09/2024	Inspection Completed-BCAL Full Compliance
05/20/2024	License issued.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Gardens of Carleton Assisted Living and Memory Care is a newly constructed, 40,000 square feet (SF) home for the aged (HFA), wood frame single story building located at 12400 Matthews Street in Carleton, Michigan.

The heating and cooling system units are comprised of electric heating coils and regular air-cooling system. Each resident's room has an individual heating

and cooling unit with a control unit to regulate the heating and cooling in the room. The hallways and common areas of the facility are heated by roof top units. In the event of a power outage, Gardens of Carleton Assisted Living and Memory Care has a back-up natural gas generator.

The Gardens of Carleton Assisted Living and Memory Care has resident rooms for a total licensed bed capacity of 60 beds (30 rooms in the assisted living and 30 rooms in the memory care). The rooms located in the general assisted area are number 1 through 30, with all rooms designated as having the capacity for single occupancy. The rooms located in the memory care are numbered 31 through 60. In addition, there are enclosed courtyards on the assisted living and the memory care side for the enjoyment of the residents. T

Residents are allowed to bring their own furniture; however, if they don't have their own furniture the facility will provide a bed and nightstand. Each resident room has cable access, Wi-Fi, sink, shower with fold-out bench, grab bars and toilet. The bathrooms are equipped with emergency pull cords which when activated, alerts staff members via call system of the resident's need for assistance. Pendants are available to all residents. There are two living rooms on the assisted living unit and one living room in on the memory care unit with each outfitted with a television for the enjoyment of the residents. In addition, there is a movie theater, chapel and library available for residents' entertainment.

Meals for the entire facility will be prepared in the on-site commercial kitchen which has been licensed by the Monroe County Health Department. Three meals and snacks will be offered daily to residents. In addition, a freestanding tray table with the meal will be provided to a resident who has chosen not to go to the dining room.

The entire building is fire suppressed. The Department of Licensing and Regulatory Affairs Bureau of Fire Services granted approval of the fire safety system on 3/7/2024.

The memory care unit is a secured unit that uses a keypad system to enter and exit the unit. If there is a power failure the keypad system has a battery back-up, and the backup generator will power the system. The physical environment within the memory care unit is designed to provide the least restrictive environment while ensuring the safety of the residents. All doors are locked to the outside of the unit and are also locked using the keypad system. For the safety of the residents, a lock has been placed on each window in the unit that stops the window from opening more than three inches. An enclosed courtyard is attached to the memory care unit.

The Department of Licensing and Regulatory Affairs Health Facilities Engineering Section measured all of the rooms, common areas, and living

spaces on 3/18/2024. All of the rooms, common areas, and living areas were found to comply with HFA administrative rules and Public Act 368, of 1978 as amended.

The Gardens of Carleton Assisted Living and Memory Care is wheelchair accessible, uses public water and sewage disposal, and is a non-smoking building.

Public restrooms are available to residents, visitors, and guests.

Heritage Living LLC is the owner of Gardens of Carleton Assisted Living and Memory Care.

According to the Department of Licensing and Regulatory Affairs Business Entity Search, Heritage Living LLC is a Domestic Limited Liability Company with an organization date of 3/22/2022, the jurisdiction of origin is Michigan, and the registered office address is 8751 Whitefrd Road, Ottawa Lake, Michigan 49267. An officer with appointing authority from Heritage Living LLC has designated the licensee authorized representative and administrator.

B. Program Description

Gardens of Carleton Assisted Living and Memory Care will provide services to the general aged population and to individuals that have been diagnosed with Alzheimer's dementia or a related condition who are 55 years of age or older. The services to be provided are twenty-four-hour supervision, room, board, and assistance with personal care, including administration of medications. Gardens of Carleton Assisted Living has designed services and supports according to the residents' cognitive and physical capabilities. Activities will be offered throughout the day and these activities will include outings, shopping, restaurant, movie, musical entertainment, exercise, church services, card games, bingo, scrabble, etc. Gardens of Carleton Assisted Living and Memory Care will not be holding any funds for residents and will not provide transportation to residents except to attend on outings or special events arranged by the Gardens of Carleton Assisted Living and Memory Care. In addition, a beauty salon is located on the premises for the convenience of the residents.

All of the staff members working in the facility will complete training specific to the home, fire safety, service plans, home's policies and procedures, and incident reporting. Continuing education will be presented through staff meetings, in-house in-services, and training on an ongoing basis. Each staff member's competencies will be tested via written testing, oral testing, and shadowing by the administrator or designee.

C. Rule/Statutory Violations

The study has determined substantial compliance with applicable licensing statutes and administrative rules.

IV. RECOMMENDATION

Based on the findings, it is recommended that a temporary license be issued. The terms of the license will enable the licensee to operate an HFA for 60 beds for a six-month period.

Brender L. Howard

05/29/2024

Brender L. Howard
Licensing Staff

Date

Approved By:

Andrea L. Moore

05/20/2024

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

Date