



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

November 18, 2025

Jenice Choate
Noah Senior Living LLC
11829 N. Canton Center
Plymouth, MI 48170

RE: Application: AS630419820
Oakbrook Senior Living
118 Canal Street
Milford, MI 48381

Dear Jenice Choate:

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 (248) 972-9136.

Sincerely,

A handwritten signature in cursive script that reads "Frodet Dawisha".

Frodet Dawisha, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 W. Grand Blvd., Ste 9-100
Detroit, MI 48202
(248) 303-6348

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS630419820
Licensee Name:	Noah Senior Living LLC
Licensee Address:	118 Canal Street Milford, MI 48381
Licensee Telephone #:	(716) 704-9185
Administrator/Licensee Designee:	Jenice Choate
Name of Facility:	Oakbrook Senior Living
Facility Address:	118 Canal Street Milford, MI 48381
Facility Telephone #:	(716) 704-9185
Application Date:	08/08/2025
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. METHODOLOGY

08/08/2025	On-Line Enrollment
08/11/2025	PSOR on Address Completed
08/11/2025	File Transferred To Field Office
08/14/2025	Application Incomplete Letter Sent
10/14/2025	Application Complete/On-site Needed
10/14/2025	Inspection Completed On-site
10/14/2025	Inspection Completed-BCAL Sub. Compliance
11/06/2025	Inspection Completed On-site
11/06/2025	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Oakbrook Senior Living is a large ranch style home located in the City of Milford. There are six single private bedrooms and four full bathrooms. The entrance of the facility is directly into the dining area. There are two openings from the dining area. However, the opening leading to the left of the home which is not licensed has been closed off by a door. Residents will not have access to the unlicensed area of this facility. The kitchen is right off the dining area. The opening to the right of the dining area has a long walkway that leads to four separate corridors. The first corridor has a large open activity room, an office, and a medication room. There is also a full bathroom. The second corridor has a large sitting area with three single private bedrooms and a full bathroom. The third corridor also has a large sitting area with three single private bedrooms and a full bathroom.

This home is wheelchair accessible and has 2 approved means of egress that accommodate wheelchairs from the first floor. There is a large backyard with a pond for residents to enjoy. Door alarms will be installed that will sound an alert whenever someone exits the home. In addition, security cameras will be placed in appropriate outdoor areas to enhance supervision and provide real-time monitoring of activity near the pond.

The boiler and hot water heater are located on the main area of the facility and are in a room with materials that will afford a minimum of one-hour protected enclosure and with a 1¾-inch solid core door equipped with an automatic self-closing device and positive latching hardware at the top of the basement stairs. The facility is equipped with

interconnected, hardwire smoke detection system, with battery backup, which was installed by a licensed electrician and is fully operational. The home utilizes public water and sewage systems.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	11'11" x 9'08"	115	1
2	11'02" x 12'05"	139	1
3	12'01" x 11'02"	135	1
4	12'0" x 11'0"	132	1
5	11'01" x 12'06"	139	1
6	12'09" x 9'08"	123	1

Total capacity: 6

The living and dining room areas measure a total of **898** square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, it is concluded that this facility can accommodate **six (6)** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection, and personal care to **six (6)** male or female ambulatory and non-ambulatory adults whose diagnosis is Alzheimer's Disease, aged and physically handicapped. According to the program statement, the goal of the program is to maximize the functioning of each resident's capability and condition. Self-care and daily living skills will be promoted through on-going guidance in the areas of dressing, grooming, nutrition, supervision, protection, and use of community resources. The licensee designee and administrator of **Oakbrook Senior Living** is Jenice Choate. Ms. Choate intends to accept residents from private pay individuals as a referral source.

Ms. Choate will utilize Trinity Health Hospital in Brighton for all residents' medical needs. The facility will make provision for a variety of leisure and recreational equipment. As extra safety measures, this home has motion detection cameras in the hallway and common sitting areas of the facility.

Oakbrook Senior Living utilizes Milford Police Department and Milford Fire Department for all its emergency needs.

C. Applicant and Administrator Qualifications

Ms. Choate has sufficient financial resources to provide for the adequate care of the residents as evidenced by a review of Ms. Choate budget statement and Profit and Loss documents for Noah Senior Living, LLC, submitted to operate the adult foster care facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Jenice Choate, the applicant/licensee designee and the administrator. Ms. Choate, the licensee designee, and administrator submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

Ms. Choate, the licensee designee, and administrator provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Ms. Choate has over 10+ years of experience in managing projects, teams, and multi-site operations in healthcare and senior living. She is currently the Director of Operations of four senior living facilities owned by this corporation, Noah Senior Living, LLC and has been working in this capacity for over five years servicing aged and Alzheimer's population.

The staffing pattern for the original license of this 6-bed facility is adequate and includes a minimum of 1 staff –to- 6 residents per shift. Ms. Choate acknowledges that the staff –to- resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. Ms. Choate has indicated that direct care staff will be awake during sleeping hours.

Ms. Choate acknowledged that at no time will this facility rely on “**roaming**” staff or other staff that are on duty and working at another facility to be considered part of this facility's staff –to- resident ratio or expected to assist in providing supervision, protection, or personal care to the resident population.

Ms. Choate acknowledges 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.

Ms. Choate acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, “direct access” to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee's record to demonstrate compliance.

Ms. Choate acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee, can administer medication to residents. In addition, Ms. Choate 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.

Ms. Choate acknowledges their 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, Ms. Choate acknowledges their 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.

Ms. Choate acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

Ms. Choate acknowledges their responsibility to obtain the required written assessment, 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.

Ms. Choate acknowledges their 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.

Ms. Choate acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Ms. Choate acknowledges 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.

Ms. Choate acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. Ms. Choate indicated that it is their intent to achieve and maintain compliance with these requirements.

Ms. Choate acknowledges an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause. Ms. Choate has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

Ms. Choate acknowledges their responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

Ms. Choate was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend issuance of a six-month temporary license to Oakbrook Senior Living, this adult foster care small group home (capacity 6).

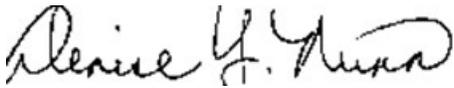


11/13/2025

Frodet Dawisha
Licensing Consultant

Date

Approved By:



11/18/2025

Denise Y. Nunn
Area Manager

Date