GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

February 4, 2026

Steven Percoco
5843 Ridge Road
Stevensville, MI 49127

RE: License #: AS110418169
Serene Ridge Adult Foster Care
5843 Ridge Road
Stevensville, MI 49127

Dear Mr. Percoco:

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. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (616) 356-0100.

Sincerely,

Rodney Gill, Licensing Consultant
Bureau of Community and Health Systems
Unit 13, 7th Floor
350 Ottawa, N.W.
Grand Rapids, MI 49503
gillr@michigan.gov
(517) 980-1433

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS110418169
Licensee Name:	Steven Percoco
Licensee Address:	5843 Ridge Road Stevensville, MI 49127
Licensee Telephone #:	(269) 235-1839
Administrator/Licensee Designee:	N/A
Name of Facility:	Serene Ridge Adult Foster Care
Facility Address:	5843 Ridge Road Stevensville, MI 49127
Facility Telephone #:	(269) 235-1839
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED AGED ALZHEIMERS

II. Purpose of Addendum

To increase the licensed resident capacity from four residents to six residents.

III. Methodology

On 1/5/26, Licensee Steven Percoco provided a written request to increase the resident capacity for his Adult Foster Care (AFC) facility from four residents to six residents.

Mr. Percoco provided a detailed description of renovations completed at his AFC facility in order to increase the resident capacity. He indicated that the renovations that were completed to turn the garage into a two-resident bedroom are as follows:

- Removed and replaced all walls and ceilings with new drywall.
- Installed a new Anderson window that is thirty-two and a half inches wide and forty-five and a half inches tall.
- Installed a new exterior door that is thirty-six and half inches wide and eighty-one inches tall.
- Built steps outside with railing and handrail to accommodate residents and visitors entering and leaving the resident bedroom.
- Already existing: Door to enter kitchen twenty-nine and a half inches wide and seventy-nine and a half inches tall.
- Installed a new ceiling fan.
- Built a new closet: 59 inches wide and 82 inches high.
- Installed new plank flooring.
- Installed a new DELLA wall mounted air conditioner and heater combo in the new two-resident bedroom.

On 2/2/26, I conducted an onsite inspection. I inspected the renovations completed at the AFC facility. The renovations were completed by a professional builder. I found that the renovations completed were of the highest standard of workmanship.

Resident bedroom #4 was measured during the onsite inspection. The resident bedrooms have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	10’ x 10’	100	1
2	11’11” x 10’4”	116	1
3	13’ x 10’	130	2
4	12’ x 18’	216	2

Given the sizes of the bedrooms and one to two residents per room, the facility’s bedroom space meets the required 80 square feet allowed of usable floor space for a single occupancy and 65 square feet of usable floor space per bed for a multioccupancy resident bedroom.

The indoor living and dining areas measure a total of 338 square feet of living space. This exceeds the minimum of 35 square feet of indoor living space per occupant exclusive of bathrooms, storage areas, hallways, kitchens, and sleeping areas. Based on the above information, this facility can accommodate six residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

IV. Description of Findings and Conclusions

I found the facility to be in compliance with all applicable rules and statutes.

V. Recommendation

I recommend the licensed resident capacity be increased from four residents to six residents.

Rodney Gill 2/4/26

Rodney Gill Date
Licensing Consultant

Russell Misiak 2/5/26

Russell Misiak Date
Area Manager