



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

March 30, 2026

Sara Dickendeshier  
101 Devonshire Drive Opco LLC  
4500 Dorr Street  
Toledo, OH 43615

RE: Application #:	AL440419905 Devonshire Retirement Village Specialized Care 105 Devonshire Drive Lapeer, MI 48446
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Dear Sara Dickendeshier:

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 20 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) 643-7960.

Sincerely,

Martin Gonzales, 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**

<b>License #:</b>	AL440419905
<b>Applicant Name:</b>	101 Devonshire Drive Opco LLC
<b>Applicant Address:</b>	4500 Dorr Street Toledo, OH 43615
<b>Applicant Telephone #:</b>	810-538-2335 <a href="#">Add number</a>
<b>Administrator:</b>	Sara Lesnesky
<b>Licensee Designee:</b>	Sara Dickendesher
<b>Name of Facility:</b>	Devonshire Retirement Village Specialized Care
<b>Facility Address:</b>	105 Devonshire Drive Lapeer, MI 48446
<b>Facility Telephone #:</b>	(810) 538-2355
<b>Application Date:</b>	09/08/2025
<b>Capacity:</b>	20
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

09/08/2025	Enrollment
09/08/2025	Contact - Document Received 1326/RI030 and AFC-100 and Medical x2
09/09/2025	Comment FP back from Ashley.
09/09/2025	PSOR on Address Completed
09/09/2025	File Transferred To Field Office
09/19/2025	Application Incomplete Letter Sent 1st letter sent to LD.
10/22/2025	Inspection Completed-Fire Safety : A Report from AL440406520
11/05/2025	Contact - Document Received documentation received for application incomplete letter.
01/09/2026	Inspection Completed On-site
01/09/2026	Application Complete/Onsite needed.
01/09/2026	Inspection Completed-Environmental Health : A BCHS Staff
01/09/2026	Inspection Completed-BCAL Full Compliance
03/30/2026	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

This facility is a single level building, located in a residential area in the City of Lapeer, MI. This facility is located in close proximity to numerous community businesses and resources. This facility is owned by 101 Devonshire Drive Opco LLC, the applicant. 101 Devonshire Drive Opco LLC is a domestic limited liability company organized on 08/09/2024. This facility has been continuously licensed as an adult foster care facility

since 02/04/2004. This original license is being issued due to 101 Devonshire Drive Opco LLC purchasing the facility from the previous owner.

There are eight (8) furnaces and hot water heaters located in mechanical rooms with a 1¾ inch solid core door equipped with an automatic self-closing device and positive latching hardware. The furnaces and hot water heaters were inspected and approved with a BFS approval A rating on 10/22/2025. The facility is equipped with interconnected, hardwire smoke detection system, with battery back-up, which was installed by a licensed electrician and is fully operational. A residential sprinkler system has been installed giving full coverage to the facility. The laundry room is located on the main floor of the home. This facility is wheelchair accessible.

The facility utilizes public water and sewer services. The facility was determined to be in substantial compliance with all applicable licensing rules pertaining to environmental health. This facility has 20 private suites with each suite having a bedroom and a half bathroom. This facility has three additional common use full bathrooms located in the same hallways as the bedrooms. The bedrooms are as follows:

<b>Bedroom #</b>	<b>Total Sq. Ft.</b>	<b>Resident Beds</b>	<b>Private bathroom</b>
1	275 sq. ft.	1	Half bath
2	275 sq. ft.	1	Half bath
3	275 sq. ft.	1	Half Bath
4	275 sq. ft.	1	Half bath
5	275 sq. ft.	1	Half bath
6	275 sq. ft.	1	Half bath
7	275 sq. ft.	1	Half bath
8	275 sq. ft.	1	Half bath
9	275 sq. ft.	1	Half Bath
10	275 sq. ft.	1	Half bath
11	275 sq. ft.	1	Half bath
12	275 sq. ft.	1	Half bath
13	275 sq. ft.	1	Half bath
14	275 sq. ft.	1	Half bath
15	275 sq. ft.	1	Half bath
16	275 sq. ft.	1	Half bath
17	275 sq. ft.	1	Half bath
18	275 sq. ft.	1	Half bath
19	275 sq. ft.	1	Half bath
20	275 sq. ft.	1	Half bath

This facility contains a private dining area for residents to entertain friends and family measuring 221 sq. ft. The main living area of this facility measures 750 sq. ft. with an additional small sitting area measuring 100 sq. ft. This facility also contains a medication room, staff office, and a full industrial kitchen with dining area large enough for all 20 residents. This facility contains a laundry room adequate to meet the needs of 20 residents.

Compliance with Rule 400.661, bedroom furnishings, was demonstrated at the time of the final inspection. The bedrooms were clean, neat, and met all applicable rules relating to environmental and fire safety requirements.

The facility has four separate and independent means of egress to the outside. The means of egress were measured at the time of the initial inspection and exceed the 30-inch minimum width requirement. The required exit doors are equipped with positive latching non-locking against egress hardware. All the bedroom and bathroom doors have conforming hardware and proper door width.

The bedrooms have the proper means of egress as required by R 400.725. The interior of the facility is of standard lath and plaster finish or equivalent in all occupied areas. The home meets the environmental and interior finish requirements of rules R 400.645, R 400.665, R 400.647, R 400.651, R 400.653 and R 400.655.

Based on the above information, it is concluded that this facility can accommodate 20 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

## **B. Program Description**

The applicant, 101 Devonshire Drive Opco LLC, submitted a copy of the required documentation. 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 20 male or female ambulatory adults, age 55 or older, who are aged and/ or *Alzheimer's* in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident's social and behavioral developmental needs.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

The applicant will ensure that the residents' transportation for program and medical needs are met. Woodland Park will also provide transportation to transport residents to access community-based resources and services.

In addition to the above program elements, the facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

### **C. Applicant and Administrator Qualifications**

The applicant is 101 Devonshire Drive Opco LLC, which is a “Domestic Limited Liability Company”, was established in Michigan on 08/09/2024. 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 of Senior Living Devonshire, L.L.C. has submitted documentation appointing Sara Dickendeshier as Licensee Designee and Sara Lesnesky as Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for the licensee designee/administrator. The licensee designee/administrator submitted a medical clearance request with statements from a physician documenting her good health and current TB-test negative results.

The licensee designee/ administrator has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this 20-bed facility is adequate and includes a minimum of 1 staff-to-15 residents per shift. All staff shall be awake during sleeping hours.

The applicant acknowledges an understanding of the training and qualification 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.

The applicant 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](http://www.miltcpartnership.org)), L-1 Identity Solutions™ (formerly Identix®), and the related documents required to be maintained in each employee’s record to demonstrate compliance.

The applicant 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, the applicant 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.

The applicant acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer

working with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee's file.

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

The applicant 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. The applicant 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.

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

The applicant acknowledges their responsibility to obtain all of the required 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 the required forms and signatures to be completed for each resident on an annual basis. In addition, the applicant acknowledges their responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

The applicant 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 and Statutory Violations**

The applicant was in compliance with the licensing act and applicable administrative rules related to the physical plant at the time of licensure. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

**IV. RECOMMENDATION**

I recommend issuance of a temporary license to this AFC adult large group home (capacity 13-20).

*Martin Gonzales*

03/30/2026

Martin Gonzales Licensing Consultant	Date
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Approved By:

*Mary Holton*

03/30/2026

Mary E. Holton Area Manager	Date
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