



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

May 28, 2026

Marcia Curtiss  
Bridgeway Canton Opco LLC  
Ste 115  
21800 Haggerty RD  
Northville, MI 48167

RE: Application #: AL820420459  
**Bridgeway Park Canton Opco 4**  
**8041 N Lilley Rd**  
**Canton, MI 48187**

Dear Mrs. Curtiss:

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 (313) 456-0380.

Sincerely,

A handwritten signature in blue ink that reads "K. Robinson".

K. Robinson, MSW, Licensing Consultant  
Bureau of Community and Health Systems  
Cadillac Place, Ste 9-100  
3026 W Grand Blvd  
Detroit, MI 48202  
(313) 919-0574

enclosure

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

**I. IDENTIFYING INFORMATION**

|                                         |                                                      |
|-----------------------------------------|------------------------------------------------------|
| <b>License #:</b>                       | AL820420459                                          |
| <b>Licensee Name:</b>                   | Bridgeway Canton Opco LLC                            |
| <b>Licensee Address:</b>                | Ste 115<br>21800 Haggerty RD<br>Northville, MI 48167 |
| <b>Licensee Telephone #:</b>            | (248) 735-1020                                       |
| <b>Administrator/Licensee Designee:</b> | Marcia Curtiss, Designee                             |
| <b>Name of Facility:</b>                | Bridgeway Park Canton Opco 4                         |
| <b>Facility Address:</b>                | 8041 N Lilley Rd<br>Canton, MI 48187                 |
| <b>Facility Telephone #:</b>            | (734) 927-7025                                       |
| <b>Application Date:</b>                | 03/25/2026                                           |
| <b>Capacity:</b>                        | 20                                                   |
| <b>Program Type:</b>                    | PHYSICALLY HANDICAPPED<br>AGED<br>ALZHEIMERS         |

## II. METHODOLOGY

|            |                                                         |
|------------|---------------------------------------------------------|
| 09/04/2025 | Inspection Completed-Fire Safety : A<br>see AL820419229 |
| 03/25/2026 | On-Line Enrollment                                      |
| 03/26/2026 | PSOR on Address Completed                               |
| 03/26/2026 | Contact - Document Sent<br>forms sent                   |
| 03/31/2026 | Contact - Document Received<br>1326                     |
| 03/31/2026 | Application Complete/On-site Needed                     |

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

#### Facility Location and Neighborhood Overview:

The Bridgeway Park Canton Opco 4 facility is in a suburban, residential area. It is conveniently situated near several major roadways, including Michigan Avenue, Joy Road, and Interstate 275, which provides easy access to and from the facility for visitors, staff, and emergency responders. The facility is near several healthcare facilities including St. Joseph Mercy Canton Health Center, Corewell Health Care Center, and the University of Michigan Health West Canton. Behavioral health and counseling services are available through providers in the Canton and Livonia areas, like Oakdale Recovery Center and CNS Healthcare. Nearby shopping and retail resources include Meijer, Walmart Supercenter, and retail stores located along the Ford Road commercial corridor. Additional nearby amenities include pharmacies, convenience stores, restaurants, churches, banks, parks, and recreational areas such as Heritage Park.

The facility itself is situated on a landscaped property with onsite parking available through a dedicated parking lot for staff, visitors, vendors, and service providers. The parking area allows convenient vehicle access directly from North Lilley Road.

Bridgeway Park Canton Opco 4 utilizes public water and sewage systems.

#### Ownership and Inspection Authorization Section:

Bridgeway Park Canton OpCo LLC is currently in the process of securing a loan. They are currently leasing the property from Crystal Creek Realty LLC. The applicant

submitted a copy of the lease which grants permission to use the property as an adult foster care facility and gives the department permission to inspect the property. The lease also contains a purchase option agreement.

### **Zoning Approval :**

The applicant obtained and submitted a zoning approval and special use permit from the Township of Canton, dated 05/12/2025. The facility is zoned as a single family attached residential property and received a special use permit as Housing for the Elderly for an Adult Foster Care Facility.

### **Description of Facility, Layout, and Interior/Exterior Arrangement:**

The facility is a ranch style structure that is wheelchair accessible. The facility does not require ramps because all exits are at grade level. The primary means of egress is located in the front of the facility, and the secondary means of egress is located at the rear of the facility. There are two exits at the rear of this facility both doors are viable as a second means of egress. Access to the common areas of facility is open, excluding the kitchen, laundry room and courtyard. The facility's doorways to the residents' bedrooms and bathrooms have a width to allow for residents requiring wheelchairs or other devices to easily navigate through them and access to these spaces.

The home has eighteen resident bedrooms. Each bedroom is equipped with a full bathroom. The bathrooms are equipped with a stand-up shower and mechanical fan for ventilation. The facility has an open style living/family, dining and activity areas. The facility is also equipped with the following rooms: staff office, hair salon, laundry room, furnace, storage room, maintenance room, and one public restroom. The home shares a kitchen with Bridgeway Park Canton Opco 3. On the west end of the building there's a courtyard overlooking a serene, wooded area.

The boilers, and hot water heaters, in addition to the gas powered washer and dryer, are located on the facility's main floor in a room constructed of materials that provide a 1-hour-fire-resistance rating with a 1-3/4 inch solid core door in a fully stopped frame, equipped with an automatic self-closing device and positive-latching hardware. There is at least one 5-pound multi-purpose fire extinguisher or equivalent is located in each room the contains heat flame producing equipment. The facility's clothes dryer is vented to the outside using permanent metal duct work.

The boiler inspection was conducted on 08/15/2023, and expires on 08/15/2026. This inspection was conducted by the Department of Licensing and Regulatory Affairs Bureau of Construction Codes/Boiler Section inspector. It was determined to be in good condition and functioning properly. On 5/26/26, the applicant reported electrical system inspections are not routinely completed, and there are no apparent indicators that an electrical inspection is required.

The facility is equipped with an approved pull station alarm system and a sprinkler system installed throughout the building. The Bureau of Fire Services (BFS) conducted an inspection of the facility on 9/4/25 and BFS determined the facility to be in substantial compliance with fire safety standards.

**Fireplaces, if applicable, and Acknowledgement of Portable Heating Units:**

The applicant acknowledges that all portable heating units used must be in compliance with R 400.729(4), which includes being Underwriters Laboratory (UL) listed and equipped with a tip over sensor, and temperature overheat sensor. The applicant acknowledges portable heating units must not be plugged into extension cords or power strips and must be used in accordance with manufacturer's recommendation and guidelines. Documentation showing compliance with these requirements must be maintained at the facility and available for inspection. The applicant acknowledges when determining if use and placement of a portable heating unit is appropriate, the resident population served and ensuring their safety must be considered.

The facility has no fireplaces.

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

| Bedroom #                    | Room Dimensions | Total Square Footage | Total Resident Beds |
|------------------------------|-----------------|----------------------|---------------------|
| 15<br>Private<br>Suites      | 24 X 8          | 194                  | 15                  |
| 2 Semi-<br>Private<br>Suites | 24 X 13         | 316                  | 4                   |
| 1 Barrier<br>Free<br>Suites  | 24 X 10         | 222                  | 1                   |
| Total                        |                 |                      | 20                  |

The living, dining, and sitting room areas measure a total of 2001 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Living room 33 X 33 = 1089 sq. ft.

Dining room 24 X 24 = 576 sq. ft.

Activity room 14 X 24 = 336 sq. ft.

Based on the above information, it is concluded that this facility can accommodate twenty (20) 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, emergency preparedness plans, standard procedures, and a visitation policy that addresses overnight visitors were reviewed and accepted as written.

The applicant intends to provide 24-hour supervision, protection and personal care to twenty (20) male and female adults whose diagnosis is aged, Alzheimer's, and physically handicapped in the least restrictive environment possible.

Bridgeway Park Canton Opco 4 is licensed to provide the elderly with care and supportive services in a home-like setting. They offer an organized program to provide room and board, protection, supervision, assistance, and supervised personal care for residents.

Residents are provided with any necessary assistance and personal care needs. This includes nutritious meals and the availability of special or therapeutic diets that are ordered by the physician or requested by the resident. It also includes providing any needed assistance with the Activities of Daily Life – bathing, toileting, eating, ambulating, etc. The facility will assist the resident in proper management and administration of prescription and/or over the counter drugs ordered by a physician. Staff will monitor residents to determine when their assistance or personal needs change and assist the residents in obtaining needed care. Even when residents are receiving treatment from an outside provider, staff will monitor the residents for significant changes in their condition. The outside care provider must provide Bridgeway Park Canton with information regarding care being provided, as well as with guidance in the care and monitoring needs of the residents we serve.

### **Alzheimer's:**

To meet the needs specifically of those with Alzheimer's, dementia, or other cognitive impairments, Bridgeway Park Canton offers the following goal-driven amenities:

- A calm and well-structured environment designed to help our residents maintain as much comfort and dignity as possible.
- The use of contrasting colors and textures to differentiate the beginning and the end of areas and items for the benefit of those with visuospatial impairments commonly experienced by persons with dementing diseases.
- 24/7 monitoring for safety and engagement with physical guidance and assistance to complete care tasks, guide and direct, and stimulate interest or reduce distress.

- Individualized engagement opportunities, but balanced and provided in places and space that create a sense of security, familiarity and acceptance.
- Support that will vary based upon the physical and sensory issues facing the person.
- Central courtyards and enclosed covered patio provide light and outdoor views which are highly accessible - both visually and physically- and are well integrated with the buildings.
- Wandering paths

Social interaction, privacy and appropriate stimulation are all addressed by design and program to accommodate lowered stress threshold of residents. The facility is designed to enhance the relationship between human performance and environment for residents who depend on cues from the environment and people around them.

If required, behavioral intervention and crisis intervention programs and personal behavior support plans will be developed and identified in the assessment plan for each resident's social, behavioral, and developmental needs and designed and implemented specific to each resident. 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 intends to accept residents from referral sources working with aged populations such as Creative Eldercare Solutions, A Place for Mom, and Parents Changing Spaces or private pay individuals.

The applicant will ensure the availability of transportation services as agreed upon in the Resident Care Agreement but shall ensure immediate emergency transportation through use of a recognized available community service or vehicle that is owned by the licensee, administrator, or direct care staff on duty.

The applicant will make provisions for a variety of leisure and recreational equipment. It is the intent of the applicant to utilize local community resources including libraries, local museums, shopping centers, and local parks for additional entertainment and leisure activities.

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

The applicant is Bridgeway Park Canton Opco, L.L.C., which is a Domestic Limited Liability Company that was established in Michigan on 11/13/2024. The applicant has acknowledged sufficient financial resources to provide for the adequate care of the residents. 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 members of Bridgeway Park Canton Opco, L.L.C., have submitted documentation appointing Marcia Curtiss as Licensee Designee and as the Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Marcia Curtiss. The licensee designee submitted a medical clearance with a statement from a physician documenting the licensee designee's good health, dated 09/11/2025.

The licensee designee/administrator has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. The applicant has several years of experience as an adult foster care licensee, with direct care experience serving individuals with mental illness and developmentally disabilities. The applicant has provided assistance with activities of daily living, including personal care, medication administration, meal preparation, mobility assistance and behavioral support. The applicant also possesses management experience involving staff supervision, compliance with licensing requirements, and oversight of resident care and documentation.

The staffing pattern for the original license of this twenty (20) bed facility is adequate and includes a minimum of 2 staff to 20 residents per shift. The applicant 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. The applicant has indicated that direct care staff will be awake during sleeping hours

The applicant 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.

The applicant 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.

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)) 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 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, the applicant 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.

The applicant 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.

The applicant 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.

The applicant 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.

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledges recording each resident's funds and itemized transactions including payment for services. The applicant acknowledges this document 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.

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 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**

The applicant 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 this adult foster care large group home (capacity 1 - 20).



05/26/26

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Kara Robinson  
Licensing Consultant

Date

Approved By:



05/28/26

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Ardra Hunter  
Area Manager

Date