



STATE OF MICHIGAN  
DEPARTMENT OF HUMAN SERVICES  
OFFICE OF CHILDREN AND ADULT LICENSING



JENNIFER M. GRANHOLM  
GOVERNOR

MARIANNE UDOW  
DIRECTOR

April 10, 2006

Ken Ratzlaff  
Powell AFC Homes Inc  
403 N. Main  
Plainwell, MI 49080

RE: License #: AG030000010  
The Oaks  
403 N. Main  
Plainwell, MI 49080

Dear Mr. Ratzlaff:

Attached is the Addendum to the Original Licensing Study Report for the above referenced facility.

Please review the enclosed documentation for accuracy and feel free to contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please feel free to contact the local office at (269) 337-5066.

Sincerely,

Donna Konopka, Licensing Consultant  
Office of Children and Adult Licensing  
322 E. Stockbridge Ave  
Kalamazoo, MI 49001  
(269) 337-5241

enclosure

**MICHIGAN DEPARTMENT OF HUMAN SERVICES  
OFFICE OF CHILDREN AND ADULT LICENSING  
ADDENDUM TO ORIGINAL LICENSING STUDY REPORT**

**I. IDENTIFYING INFORMATION**

**License #:** AG030000010

**Licensee Name:** Powell AFC Homes Inc

**Licensee Address:** 403 N. Main  
Plainwell, MI 49080

**Licensee Telephone #:** (269) 685-7020

**Administrator/Licensee Designee:** Ken Ratzlaff

**Name of Facility:** The Oaks

**Facility Address:** 403 North Main  
Plainwell, MI 49080

**Facility Telephone #:** 269-685-8724

**Capacity:** 21

**Program Type:** Mentally Ill  
Developmentally Disabled  
Physically Handicapped  
Aged  
Traumatic Brain Injured  
Wheelchair accessible

## **II. Purpose of Addendum**

Voluntary reduction in license capacity of the congregate facility from 40 to 21.

## **III. Methodology**

4-4-06 – On-site inspection to review revised floor plan and to identify resident bedrooms

4-5-06 – Letter from Licensee Designee requesting reduction in capacity from 40 to 16 residents

4-6-06 – Telephone contact with Vice-President of Powell AFC Homes, Inc. advising 21 is the lowest congregate capacity option

4-7-06 – Letter from Vice-President of Powell AFC Homes, Inc. requesting reduction in capacity from 40 to 21

## **IV. Description of Findings and Conclusions**

During the renewal inspection of 3-9-06 I identified 26 resident bedrooms that met the requirements for furnished bedrooms under the Licensing Rules for Adult Foster Care Congregate Facilities. After consultation with Mr. Ratzlaff, he decided to request a reduction in capacity to 16 for the facility. As this would have required a new Large Group Home license, a decision was made by the Vice-President to request a reduction in capacity to 21 beds.

I completed an inspection of the facility on 4-4-06 with Ken Ratzlaff, licensee designee/administrator, and the corporation Vice-President. The purpose of the inspection was to get an updated floor plan of the facility and to accurately identify the bedrooms designated for resident use.

Based upon the revised floor plan and identification of resident bedrooms, bedrooms 1-10 on the first floor and bedrooms 19-29 on the second floor are approved for single occupancy resident use.

The Department recognizes the licensee's right to increase the capacity to a maximum for 40 beds, once those bedrooms are appropriately furnished and inspected by the Office of Children and Adult Licensing to verify compliance.

**V. Recommendation**

It is recommended that the licensed capacity of The Oaks be reduced from 40 to 21 as part of the license renewal process.

*Donna Konopka*

4-10-06

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Donna Konopka  
Licensing Consultant

Date

*Gregory V. Corrigan*

04/10/2006

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Gregory V. Corrigan  
Area Manager

Date