



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

November 7, 2017

Timothy Rantz  
Ferry AFC Home, LLC  
5914 Longhorn Trail  
Stevensville, MI 49127

RE: Application #: AL110388345  
**Golden Shore**  
**1564 N. M 63**  
**Benton Harbor, MI 49022**

Dear Mr. Rantz:

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) 284-9720.

Sincerely,

A handwritten signature in black ink that reads "Karen Hodge".

Karen Hodge, Licensing Consultant  
Bureau of Community and Health Systems  
401 Eighth Street  
P.O. Box 1407  
Benton Harbor, MI 49023  
(269) 363-1742

enclosure

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

**I. IDENTIFYING INFORMATION**

**License Application #:** AL110388345

**Licensee Name:** Ferny AFC Home, LLC

**Licensee Address:** 5914 Longhorn Trail  
Stevensville, MI 49127

**Licensee Telephone #:** (269) 449-5400

**Administrator/Licensee Designee:** Timothy Rantz

**Name of Facility:** Golden Shore

**Facility Address:** 1564 N. M 63  
Benton Harbor, MI 49022

**Facility Telephone #:** (269) 429-6176

**Application Date:** 05/10/2017

**Capacity:** 20

**Program Type:** PHYSICALLY HANDICAPPED  
AGED

## II. METHODOLOGY

05/10/2017	On-Line Enrollment
05/10/2017	Inspection Report Requested - Health Inv. #1026972
05/10/2017	Contact - Document Received E-mail to remove Teresa as Admin
05/10/2017	Contact - Document Sent Fire Safety String
05/10/2017	Contact - Document Sent Rule & Act booklets
07/13/2017	Inspection Completed-Env. Health : A
10/26/2017	Inspection Completed On-site
10/26/2017	Inspection Completed-BCAL Full Compliance
10/20/2017	Inspection Completed – Bureau of Fire Services : A

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Golden Shore is owned by Ferny AFC Home, LLC which is jointly owned by Timothy and Ferny Rantz. The property is owned by Golden Shore AFC Home, LLC which is owned by Timothy Rantz and is leased to Ferny AFC Home, LLC for the operation of an Adult Foster Care Home. This home has been previously licensed as an adult foster care home for twenty residents, but sat vacant for several years. The current Licensee Designee and Administrator, Timothy Rantz, has worked in the AFC business with his wife for many years and is currently operating a twenty-bed AFC and a six-bed AFC. Zoning approval to continue operating as an Adult Foster Care Home was received on October 27, 2017 from Benton Charter Township. The zoning approval states this property has zoning approval to operate as an AFC in perpetuity, regardless of ownership.

The facility received an “A” rating on the fire safety inspection conducted on 10/20/2017, indicating it is in full compliance with all fire safety rules. The licensee has demonstrated an understanding of emergency procedures for evacuation for fire as well as for severe weather and other emergencies. The doorways to the upstairs and to the basement are 1 ¾” solid wood with self-closing devices. There are 3 exits off the main level, one with a ramp, and two that are at ground level onto flat surfaces. Emergency telephone numbers and procedures are posted as required.

This home has public water and public sewer services. The facility has municipal garbage service provided on a weekly basis. All areas of the facility are clean, orderly, and well-maintained and the facility is in compliance with physical plant requirements.

One gas furnace and two water heaters are located in the basement with a 1-3/4 inch solid core door equipped with an automatic self-closing device and positive latching hardware located at the top of the stairs. There is an upper level on the home that has two full apartments that are currently vacant. The upstairs area has a separate furnace, which is enclosed in a fire-rated enclosure, consistent with fire safety regulations. This floor will not be utilized in any way by residents of the facility. The facility also has a large basement that will only be utilized by staff for storage and laundry. The facility is equipped with an interconnected, smoke detection system, with battery back-up, which was installed by a licensed electrician and is fully operational. The facility is equipped with an approved pull station alarm system, exit signs, a sprinkler system, and a hood-suppression system, all inspected and approved by the Bureau of Fire Services.

Resident bedrooms have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	11'4" X 13'4"	151	2
2	11'4" X 13'4"	151	2
3	10'8" X 13'4"	142	1
4	11'4" X 13'4"	151	2
5	10'8" X 13'4"	142	1
6	10'10' X 13'4"	144	2
7	10'3" X 14'11"	153	2
8	10'3" X 14'11"	153	2
9	11'6" X 17'4"	199	2
10	11'2" X 13'4"	148	2
11	10'10" X 13'4"	144	2

The living, dining, and common room areas, exclusive of the activity room, hallways, ramps, and kitchen exceed a total of 1700 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 twenty (20) residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

## **B. Program Description**

Golden Shore will accept people who are elderly and physically disabled. The home is wheelchair accessible. The facility will provide personal care, protection, and supervision in addition to room and board 24 hours/day. Services to residents will include three nutritious meals per day, social interaction, personal hygiene, and personal adjustment skills, public and personal safety, an opportunity for involvement in

educational or day programs, and administration of medication. The home utilizes a visiting physician service, but will also work with a resident's private practitioner. Transportation is assured via public transportation or by ambulance in an emergency. Transportation can be arranged with the owner for a fee.

Golden Shore intends to accept residents from local referral sources including PACE, Area Agency on Aging and private referrals; private payment will be accepted.

In addition to the above program elements, it is the intent of Golden Shore to utilize local community resources for recreational activities including public parks and library, local community center, shopping centers, and churches, etc. The home intends to allow in-home leisure activities to be provided by their staff and through churches and volunteers when available.

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

The members of Ferny AFC Home, L.L.C. have submitted documentation appointing Timothy Rantz as Licensee Designee and Administrator of the facility.

A record clearance was completed with no convictions recorded for Mr. Rantz. He submitted a medical clearance with statements from a physician documenting good health and current TB-tine negative results.

Mr. Rantz has sufficient financial resources to provide for the adequate care of the residents as evidenced by his current budget, past performance of two other facilities and the projected income from caring for AFC residents.

Mr. Rantz has indicated that the staffing will be two direct care staff on-site for up to sixteen residents, increasing to three staff to seventeen or more residents. He will provide one staff to twenty residents during sleeping hours. He has identified a staff member who has the training and experience to be responsible for food preparation. The applicant acknowledges that the number of direct care staff on-site-to-resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents.

Mr. Rantz 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.

Mr. Rantz acknowledges responsibility to maintain all of the required good moral character, suitability, status of health, and training documentation on file in the home for each current employee, including the licensee, responsible person and volunteers.

Mr. Rantz acknowledges an understanding of the administrative rules regarding medication procedures. 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.

Mr. Rantz 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. Mr. Rantz acknowledges the 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.

Mr. Rantz acknowledges the 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 required to be maintained within each resident's file.

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

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

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

Mr. Rantz acknowledges an understanding of the administrative rules regarding the discharge criteria and procedural requirements for issuing a 30-Day discharge written notice to a resident as well as when a resident can be discharged before the issuance of a 30-Day written discharge notice.

Mr. Rantz has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules, and was previously qualified as a licensee designee and administrator. Mr. Rantz has worked with his wife since 2007 in providing administration and direct care to residents who are aged, mentally ill, and physically handicapped and has participated in multiple training opportunities regarding the care and supervision of residents.

**IV. RECOMMENDATION**

I recommend a temporary license for 20 residents be issued.



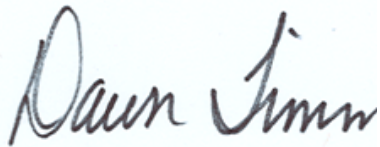
11/02/2017

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Karen Hodge  
Licensing Consultant

Date

Approved By:



11/07/2017

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Dawn N. Timm  
Area Manager

Date