



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

SHELLY EDGERTON  
DIRECTOR

February 14, 2018

Ellen Byrne  
Lakeshore Senior Living LLC  
Suite 230  
280 West Maple Rd.  
Birmingham, MI 48009

RE: Application #: AH500387876  
**Lakeshore Senior Living**  
**28801 Jefferson Ave.**  
**Saint Clair Shores, MI 48081**

Dear Ms. Byrne:

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 22 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 cursive script that reads "Brender D. Howard".

Brender Howard, Licensing Staff  
Bureau of Community and Health Systems  
4th Floor, Suite 4B  
51111 Woodward Avenue  
Pontiac, MI 48342  
(313)268-1788  
enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License Application #:</b>	AH500387876
<b>Licensee Name:</b>	Lakeshore Senior Living LLC
<b>Licensee Address:</b>	Suite 230 280 West Maple Rd. Birmingham, MI 48009
<b>Licensee Telephone #:</b>	(248) 540-9300
<b>Authorized Representative:</b>	Ellen Byrne
<b>Administrator:</b>	Shannon East
<b>Name of Facility:</b>	Lakeshore Senior Living
<b>Facility Address:</b>	28801 Jefferson Ave. Saint Clair Shores, MI 48081
<b>Facility Telephone #:</b>	(586) 218-6228
<b>Application Date:</b>	04/11/2017
<b>Capacity:</b>	22
<b>Program Type:</b>	AGED ALZHEIMERS

## **II. METHODOLOGY**

04/11/2017	On-Line Enrollment
04/14/2017	Contact - Document Sent 1605 sent to applicant
04/14/2017	Contact - Document Sent Rule & Act booklets
04/14/2017	Application Incomplete Letter Sent
05/30/2017	Contact - Document Received
02/13/2018	Application Complete/On-site Needed
02/13/2018	Inspection Completed On-site
02/14/2018	Recommend License issuance

## **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

### **A. Physical Description of Facility**

Lakeshore Senior Living is a distinct part of a multistory structure located on a campus within St. Clair Shores. The campus is comprised of this twenty-two-bed home for the aged along with a 118-unit non-licensed independent living community. The home for the aged facility is divided into two separate wings; west Harbor #1 and east Harbor #2. The wings are connected by a continuous hallway that contains a sitting area, dining room, kitchenette, laundry facilities, spa, and offices. The campus has two entrances, one for the independent living area and one for the home for the aged. A receptionist directs guests to the secured home for the aged area. Outside the distinct area the campus offers a beauty salon, chapel, and community areas. The Harbor #1 wing contains resident rooms as well as a sitting area with a television and games. The Harbor #2 wing contains resident rooms, large sitting area, offices, and the main entrance to the unit.

The home for the aged meals are prepared in adjoining independent living main kitchen and transported to the distinct area. This kitchen is licensed as a food service establishment by Macomb County Health Department.

The facility has a total of 22 private resident rooms with six floor plans to choose from. The resident room living area contains a closet, bed, nightstand, dresser, rocker chair, countertop surface with a sink, and small refrigerator. The rooms come with cable television, telephone access, and wireless internet throughout. Emergency pendants are available to be worn on the resident that will notify staff when assistance required. When activated, the location is transmitted to pagers worn by staff for a quick response.

The resident bathroom has a handicap accessible sink, shower and toilet. Exits and entrances are magnetically secured and requires a key code entry or swipe of a staff badge to pass through. In the event of an emergency an individual can press firmly against the door for fifteen seconds and the door will open. Simultaneously as the door is opened an alarm is heard throughout the building and pagers worn by staff indicate which exit had been opened. In the event of the fire system activation all magnetic locking systems become disabled and allow easy passage through.

The facility's program statement for memory care services is compliant with MCL 333.20178.

The facility is outfitted with a natural gas generator capable of supporting all electrical needs of the distinct area in the event of an outage. The facility generator is compliant with MCL 333.21335.

The facility is outfitted with approved fire suppression systems throughout the entire building. Bureau of Fire Services granted fire safety certification on 1/11/18.

Health Facility Engineering Section engineer granted occupancy approval on 1/29/18.

The facility and grounds are a smoke-free environment.

Lakeshore Senior Living is located within 10 minutes of St. John Moross Hospital and Beaumont Gross Pointe Health Campus. Banking, retail, and food establishments are within 10 minutes from the facility.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registration of Lakeshore Senior Living, LLC (Applicant and property owner) and Presbyterian Villages of Michigan (Managing company).

I reviewed the management agreement between Lakeshore Senior Living, LLC and Presbyterian Villages of Michigan. Lakeshore Senior Living, LLC remains legally responsible for the operation and services provided within the home for the aged.

The administrator and authorized representative have been appointed by an officer of Lakeshore Senior Living, LLC.

## **B. Program Description**

Lakeshore Senior Living provides services to men and women who are 55 years of age and older. The facility provides room, board, twenty-four-hour supervision and assistance with personal care including medication administration. The facility represents to the public that it provides services to residents with Alzheimer's and/or other related conditions. The facility allows residents to choose their own primary health physician, specialist, licensed health care agency, and/or hospice. The facility allows the

residents to choose their own personal pharmacy, provided blister packaging of medications is provided, Veteran Affairs if eligible, and/or the facility contracted pharmacy.

#### IV. RECOMMENDATION

I recommend issuance of a six-month temporary license that will allow admission of up to 22 residents.

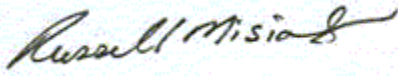


2/14/18

Brender Howard  
Licensing Staff

Date

Approved By:



2/14/18

Russell B. Misiak  
Area Manager

Date