



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

May 3, 2019

Marianne & John Schwandt
1977 N Kohler Rd
Trufant, MI 49347

RE: Application #: AF590396815
Country House
1977 N Kohler Rd
Trufant, MI 49347

Dear Marianne & John Schwandt:

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 6 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 "Bridget Vermeesch".

Bridget Vermeesch, Licensing Consultant
Bureau of Community and Health Systems
1919 Parkland Drive
Mt. Pleasant, MI 48858-8010
(989) 948-0561

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AF590396815
Licensee Name:	Marianne & John Schwandt
Licensee Address:	1977 N Kohler Rd Trufant, MI 49347
Licensee Telephone #:	(231) 349-1016
Administrator/Licensee Designee:	N/A
Name of Facility:	Country House
Facility Address:	1977 N Kohler Rd Trufant, MI 49347
Facility Telephone #:	(231) 349-1016 10/17/2018
Application Date:	
Capacity:	6
Program Type:	AGED

II. METHODOLOGY

10/17/2018	On-Line Enrollment
10/18/2018	Comment Unattached household members: Grace & Hannah Schwandt
10/18/2018	Inspection Report Requested - Health
10/18/2018	Contact - Document Sent Rule & Act booklets
10/18/2018	PSOR on Address Completed
10/31/2018	Inspection Completed-Env. Health: D D rating due to septic system was sized for office building use not for a full-time resident housing.
11/28/2018	Contact - Document Received
02/11/2019	Contact - Document Received AFC 100 for responsible person
02/11/2019	Lic. Unit file referred for background check review
02/27/2019	Application Incomplete Letter Sent
03/18/2019	Inspection Report Requested - Health
03/27/2019	Inspection Completed-Env. Health: A
04/10/2019	Application Complete/On-site Needed
04/10/2019	Inspection Completed On-site review of paperwork and physical plant.
04/10/2019	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Country House is a ranch style facility that sits on two-acres surrounded by farmland and woods in rural Trufant, Michigan, in Montcalm County. The facility previously was family medical practice totaling 4000 square feet, with a partial basement. The partial basement is used as mechanical area and storage room so residents will not have access to the basement. The exterior of the facility is finished in brick and vinyl siding with beautiful manicured landscaping. There is ample parking for visitor and staff.

The facility has two living room areas, one for the residents and one that will be utilized by the co-applicants and their child. There are 10 bedrooms, eight of which are for residents and two are for the Schwandt family. The Schwandt's understand that even though they have eight bedrooms for residents, they are to only have six residents at any time and cannot go over that licensed capacity. One of the bedrooms can be a double occupancy room for a couple and all of the remaining bedrooms are single/private bedrooms. Six of the eight resident bedrooms have their own sink and vanity area with cupboards above and below the sink. The facility kitchen is accessible to residents along with a snack bar/coffee area that is located right off of the main living room and dining room. The snack bar has a microwave, mini refrigerator, coffee, tea, other beverages and snacks. The dining room has a family style table that is equipped to sit all residents and the Schwandt family. The facility has three bathrooms with one being a full bathroom with an ADA approved shower, the second full bathroom has a walk-in shower and the third resident bathroom is a half bath with a stool and a sink. The facility is wheelchair accessible and has at least three approved means of egress that exit directly at ground level. The home utilizes private water supply and sewage disposal system which was inspected and found to be in full compliance with administrative rules on 03/27/2019.

The facility uses propane, force air for heat and has two furnaces and hot water heater located in the basement. The furnaces and hot water heater were inspected on 4/4/19 by a licensed electrician and are all in good working condition. With the furnace and hot water heater located in the basement, floor separation is established by a 45-minute steel fire rated door with an automatic self-closing device and positive latching hardware.

The facility is equipped with an interconnected, hardwired smoke detection system in the hallways-outside of resident bedrooms, dining room and resident living room area, which was installed by a licensed electrician and is fully operational. The bedrooms are also equipped with battery back-up along with the kitchen. The basement is fully sprinkled as well as other segments of the facility. This fire suppression sprinkler system was in place due to the type of business previously located in the building.

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

Rooms #	Room Dimensions	Total Square Footage	Total Resident Beds
Living Room	20'10" x 13'6"	273.36 sq. ft.	N/A
Dining Room	16'1" x 13'6"	218.96 sq. ft.	N/A
Bedroom 1	12'5" x 10'5"	131.25 sq. ft.	2
Bedroom 2	9'5" x 10'5"	99.75 sq. ft.	1
Bedroom 3	9'5" x 10'5"	99.75 sq. ft.	1
Bedroom 4	9'5" x 10'5"	99.75 sq. ft.	1
Bedroom 5	9'5" x 10'5"	99.75 sq. ft.	1
Bedroom 6	9'5" x 10'	95 sq. ft.	1
Bedroom 7	9'5" x 10'	95 sq. ft.	1
Bedroom 8	9'5" x 10'	95 sq. ft.	1

The indoor living and dining areas measure a total of 492.32 square feet of living space. This meets/exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, this facility can accommodate 6 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity. The co-applicants are fully aware that even though the facility has eight resident bedroom, one with double occupancy that they are not exceed having more than six residents at one time.

B. Program Description

The co-applicants, Marianne and John Schwandt, intend to provide 24-hour supervision, protection and personal care to six male and/or female residents who are aged, 55 years old and above. The program will include social interaction-parties with families, game night, trivia, movie night, and family engagements. Transportation may be provided by the facility but will be assessed on a case by case basis. Because the facility is located 15 miles from the towns of Greenville and Lakeview, the facility will utilize the local community resources such as libraries, stores, hospitals, and events provided by those local communities. The co-applicants intend to accept referrals from Commission on Aging, Area Agency on Aging, Hospitals, Long Term Care Facilities and other online placing agencies. The co-applicants also intend to take residents with private sources for payment.

The Schwandt's intend for their facility and programing to be family oriented in style while providing personalized care to each resident. The program will include the opportunity for residents to socialize with one another and the Schwandt family through conversation and group activities, walks, reading, watching television and community outings. The Schwandt's plan to incorporate the residents' personal interests into everyday activities at the facility and will encourage family and friends to visit. The Schwandt's will support their residents in attending church services and events. The Schwandt's will coordinate and work with service providers that are involved with their residents to provide an environment that enhances the quality of life, socialization and to support the resident's independence.

If required, behavioral management programs will be identified in the assessment plans. These programs shall be implemented only by trained staff and only with the prior approval of the resident, guardian, designated representative or the responsible agency.

C. Applicant and Administrator Qualifications

The co-applicants, Marianne and John Schwandt, and their minor child will reside in the facility. Criminal history background checks of the co-applicants, Marianne and John Schwandt, and responsible persons, Ann Scoby and Zachary Schwandt, were completed, and each person was determined to be of good moral character to provide licensed adult foster care. The co-applicants and responsible persons each submitted statements from a physician documenting their good health and current negative tuberculosis test results.

The co-applicants, Marianne and John Schwandt have sufficient financial resources to provide for the adequate care of the residents as evidenced by the projected income from caring for AFC residents, along with outside employment income.

The co-applicants, Marianne and John Schwandt acknowledged the requirement that the licensees of an adult foster care family home must reside in the home in order to maintain this category of adult foster care licensure.

The supervision of residents in this family home licensed for six residents will be the responsibility of the family home co-applicants, Marianne and John Schwandt, 24 hours a day, seven days a week. A responsible person will be on call in an emergency situation for up to 72 hours.

The co-applicants, Marianne and John Schwandt, acknowledged that the number of responsible persons on duty in the home may need to increase in order to provide level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs.

The co-applicants, Marianne and John Schwandt, acknowledged an understanding of the qualification and suitability requirements for the responsible person providing care to residents in the home.

The co-applicants, Marianne and John Schwandt, acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicants acknowledged the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing “direct access” to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

The co-applicants, Marianne and John Schwandt, acknowledged an understanding of

the administrative rules regarding medication procedures. In addition, the applicants 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 co-applicants, Marianne and John Schwandt, acknowledged 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 co-applicants, Marianne and John Schwandt, acknowledged the responsibility to obtain the required 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 co-applicants, Marianne and John Schwandt, acknowledged the responsibility to maintain a current resident record on file in the home for each resident and retain all of the documents required to be maintained within each resident's file.

The co-applicants, Marianne and John Schwandt, acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply.

The co-applicants, Marianne and John Schwandt, acknowledged 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 applicants.

The co-applicants, Marianne and John Schwandt, acknowledged an understanding of the administrative rules regarding informing residents of their resident rights and providing them with a copy of those rights. The co-applicants, Marianne and John Schwandt, indicated intent to respect and safeguard these resident rights.

The co-applicants, Marianne and John Schwandt, acknowledged 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 issuing a discharge before a 30-day written discharge notice.

The co-applicants, Marianne and John Schwandt, acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

D. Rule/Statutory Violations

Compliance with the licensing act and administrative rules related to the physical plant has been determined. 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 family home with a capacity of six residents.

Bridget Vermeesch

4/15/2019

Bridget Vermeesch
Licensing Consultant

Date

Approved By:

Dawn Timm

05/03/2019

Dawn N. Timm
Area Manager

Date