



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

SHELLY EDGERTON
DIRECTOR

July 29, 2016

Paul Wyman
Retirement Living Management of Mt. Pleasant
1845 Birmingham, S. E.
Lowell, MI 49331

RE: Application #: AL370379057
Green Acres of Mt. Pleasant III
1811 E. Remus Road
Mt. Pleasant, MI 48858

Dear Mr. Wyman:

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 cursive script that reads "Ronald R. Verhelle".

Ronald R. Verhelle, 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 #:	AL370379057
Applicant Name:	Retirement Living Management of Mt. Pleasant
Applicant Address:	1845 Birmingham S.E. Lowell, MI 49331
Applicant Telephone #:	(616) 897-8000
Licensee Designee:	Paul Wyman
Administrator	Kathleen Onweller
Name of Facility:	Green Acres of Mt. Pleasant III
Facility Address:	1811 E. Remus Road Mt. Pleasant, MI 48858
Facility Telephone #:	(989) 772-3456
Application Date:	07/30/2015
Capacity:	20
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

07/30/2015	Enrollment
07/11//2016	BFS Fire Safety Inspection: A
07/26/2016	Inspection Completed - Environmental Health: A
07/28/2016	Inspection Completed - BCHS Full Compliance
07/29/2016	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The property known as Green Acres Mt. Pleasant III is located at 1811 E. Remus Rd., Mt. Pleasant, MI 48858. The property is owned by Maas Mt. Pleasant, LLC, and leased to Retirement Living Management of Mt. Pleasant, LLC. The property is situated on a very large lot on the western edge of the city limits. The facility is attached to a 12 bed facility which is similar in design. The property is currently zoned R3A Multiple Family Residential and permits adult foster care facilities as a special use. The facility is new construction and a Certificate of Occupancy was issued by the Charter Township of Union on July xx. 2016. The facility has ample parking spaces.

Green Acres Mt. Pleasant III features ranch styling with upscale furnishings and interior décor. The exterior of the facility features a patio surrounded by contemporary fencing. The facility is built on a concrete slab. The facility has a large dining room, activity room, kitchen, serving area, nursing station, two offices, twenty private bedrooms and bathrooms, one community bathroom with handicap accessible bathtub and shower, beauty shop, laundry room, break room, boiler and air handling rooms. The facility is separated from Green Acres Mt. Pleasant IV with approved fire walls and fire rated doors. The facility is heated with natural gas, cooled with air-conditioning, and serviced by public utilities. The capacity of this facility will enable twenty (20) residents to utilize twenty street level bedrooms. The facility is barrier free and wheelchair users can be accepted with assurances of appropriate staffing. There is space in this facility or non-affected spouses to reside with prior departmental approval.

Resident bedrooms were measured during the onsite inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
401	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
402	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
403	20' 6" x 8' 8" & 10'	268.36	1

	7" x 8' 7"		
404	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
405	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
406	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
407	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
408	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
409	20' 4" x 8' 8" & 10' 6" x 10' 8" "	287.99	1
410	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
411	20' 6" x 10' 9" & 10' 9" x 9' 4"	320.772	1
412	20' 6" x 10' 9" & 10' 9" x 9' 4"	320.772	1
413	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
414	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
415	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
416	20' 5" x 8' 7" & 10' 5" x 10' 5"	283.72	1
417	20' 5" x 8' 7" & 10' 5" x 10' 5"	283.72	1
418	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
419	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1
420	20' 6" x 8' 8" & 10' 7" x 8' 7"	268.36	1

The living, dining, and sitting room areas measure a total of 3,024.55 square feet of living space. This exceeds the minimum of 35 square feet per resident 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.

The furnace and hot water heaters are located in the boiler room with a ninety minute fire rated door that is equipped with an automatic self-closing device and positive latching hardware. The facility is sprinkled and equipped with interconnecte4d,

hardwired smoke detection system, with battery back-up, which was installed by a license electrician and is fully operational. Fire extinguishers and emergency evacuation plans have been placed throughout the facility. The Bureau of Fire Services determined Breen Acres Mt. Pleasant III to be in full compliance with the Fire Safety Rules for Adult Foster Care large Group Homes on July 11, 2016.

Kitchen services are located within Green Acres Mt. Pleasant III. The facility utilizes public water and sewage systems. The Central Michigan Health Department determined Green Acres Mt. Pleasant III to be in full compliance with the Environmental Health Rules for Adult Foster Care Large Group Homes on July, 26, 2016.

I determined Green Acres Mt. Pleasant III to be in full compliance with the Maintenance of Premises Rules for Adult Foster Care Large Group Homes, on July 28, 2016.

A Union Township Building Department Certificate of Occupancy was issued on June 28, 2016.

B. Program Description

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection and personal care to twenty (20) male or female ambulatory adults whose diagnosis is aged and or Alzheimer's in the least restrictive environment possible. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident's social and behavioral developmental needs. Residents will be referred from hospitals and clinics, commissions on aging, medical care facilities, waiver programs, hospice organizations, churches, and members of the community.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

Retirement Living Management of Mt. Pleasant, LLC will provide all transportation for program and medical needs. The facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

C. Applicant and Administrator Qualifications

The applicant is Retirement Living Management of Mt. Pleasant, L.L.C., which is a "Domestic Limited Liability Company", was established in Michigan, on August 23, 2012. 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 Board of Directors of Retirement Living Management of Mt. Pleasant, L.L.C. has submitted documentation appointing Paul Wyman as licensee designee for this facility and Kathleen Onweller as the administrator of the facility.

A licensing record clearance request was completed with no lein convictions recorded for Paul Wyman, licensee designee, and Kathleen Onweller, administrator. Mr. Wyman and Ms. Onweller submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

Mr. Paul Wyman, licensee designee, and Ms. Kathleen Onweller , administrator, have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this 20-bed facility is adequate and includes a minimum of one staff to fifteen residents per shift. All staff shall be awake during sleeping hours.

The applicant, Retirement Living Management of Mt. Pleasant, LLC, acknowledges an understanding of the training and qualification 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.

Retirement Living Management of Mt. Pleasant, LLC acknowledges 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), L-1 Identity Solutions™ (formerly Identix ®), and the related documents required to be maintained in each employees record to demonstrate compliance.

Retirement Living Management of Mt. Pleasant, LLC 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.

Retirement Living Management of Mt. Pleasant, LLC acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the

home for the licensee, administrator, and direct care staff or volunteer and the retention schedule for all of the documents contained within each employee's file.

Retirement Living Management of Mt. Pleasant, LLC acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. This applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

Retirement Living Management of Mt. Pleasant, LLC 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. This 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.

Retirement Living Management of Mt. Pleasant, LLC acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply.

Retirement Living Management of Mt. Pleasant, LLC acknowledges their responsibility to obtain all of the required 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 the required forms and signatures to be completed for each resident on an annual basis. In addition, this applicant acknowledges their responsibility to maintain a current resident record on file in the home for each resident and the retention schedule for all of the documents contained within each resident's file.

Retirement Living Management of Mt. Pleasant, LLC 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

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.

VI. RECOMMENDATION

I recommend issuance of a temporary license to this adult foster care large group home (capacity 20).

Ronald D. Vorhelle

July 29, 2016

Date

Licensing Consultant

Approved By:

Mary Holton

July 29, 2016

Date

Mary E. Holton
Area Manager