



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 8, 2020

Jeffrey Shepard
Walnut Ridge Country Estate, LLC
P.O. Box 518
Stockbridge, MI 49205

RE: License #: AL330280995
Walnut Ridge Country Estate, LLC
4077 Oakley Rd.
Stockbridge, MI 49285

Dear Mr. Shepard:

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

Please review the enclosed documentation for accuracy and contact me with any questions. If I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9700.

Sincerely,

A handwritten signature in cursive script that reads "Candace L. Pilarski".

Candace Pilarski, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(517) 284-8967

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL330280995
Licensee Name:	Walnut Ridge Country Estate, LLC
Licensee Address:	4077 Oakley Rd. Stockbridge, MI 49285
Licensee Telephone #:	(517) 851-7501
Administrator/Licensee Designee:	Jeffrey Shepard, Designee
Name of Facility:	Walnut Ridge Country Estate, LLC
Facility Address:	4077 Oakley Rd. Stockbridge, MI 49285
Facility Telephone #:	(517) 851-7501
Capacity:	18
Program Type:	DEVELOPMENTALLY DISABLED MENTALLY ILL AGED

II. Purpose of Addendum

To increase original licensed capacity from 18 to 20 residents.

III. Methodology

On 12/5/2019, I conducted an onsite renewal inspection of the home. The licensee requested three bedrooms located on the second floor of the facility to be designated as single occupancy rooms. The three additional bedrooms existed for use of staff and will be used for residents. A fourth existing bedroom occupancy is being changed from a double occupancy to a single occupancy.

On 12/9/2019, I reviewed the Bureau of Fire Safety inspection report from August 26, 2019 that gave the entire facility an A rating.

On 12/9/2019, I reviewed the Environmental Health Report inspection from August 26, 2019 that gave the entire facility an A rating.

On 12/9/2019, I reviewed the Original License Report that currently documents:

The Walnut Ridge Country Estate, LLC is a 2-story home with a full basement. The first floor of the facility consists of living room, dining room, laundry room, office, 3 full bathrooms and 6 resident bedrooms.

The second floor of the facility consists of 3 resident bedrooms 2 full bathrooms, a kitchen, dining room, living room, and 4 bedrooms. The applicant's 2 live-in staff persons' living quarters are also included in this living arrangement on the second level.

First floor bedrooms:

Bedroom 1 156 square feet (2 residents)

Bedroom 2 231 square feet (2 residents)

Bedroom 3 201 square feet (2 residents)

Bedroom 4 140 square feet (2 residents)

Bedroom 5 140 square feet (2 residents)

Bedroom 6 144 square feet (2 residents)

Second floor bedrooms:

Bedroom 11 136 square feet (2 residents)

Bedroom 12 147 square feet (2 residents)

Bedroom 13 144 square feet (2 residents)

On January 7, 2020, I conducted an onsite inspection and measured the downstairs living room, dining room, and the upstairs living room. The measurements are:

First floor:

Dining Room 234.30 square feet

Living Room 293.46 square feet

Second Floor:

Living Room 176.54 square feet

IV. Description of Findings and Conclusions

The facility has twelve existing bedrooms, three of which were designated for staff use. The opening of three second floor rooms for resident use are large enough to house one resident each. The additional bedrooms are numbered 10, 11, and 12 on the chart below.

The chart below indicates the new room number assigned to the facility bedrooms and the corresponding occupancy for a total capacity of 20 residents:

First Floor

Bedroom #	Total Square Footage	Total Resident Beds
1	156	2
2	231	2
3	201	2
4	140	2
5	140	2
6	144	2

Second Floor

Bedroom #	Total Square Footage	Total Resident Beds
7	136	2
8	147	1
9	144	2
10	120	1
11	132	1
12	132	1

The downstairs living room (234.30) and dining room area (293.46) is measured to be a total of 527.76 square feet. There is another living room space upstairs for resident use that measures 176.54 square feet. The total required living space for 20 residents is a minimum of 700 square feet. The facility currently has a total of 704.30 square feet which meets the requirement.

The licensee understands that it is his/her responsibility not to exceed the licensed capacity at any one time according to R. 400.15105 and that the total number of beds in the facility are not to exceed 20 residents.

V. Recommendation

I recommend increasing the capacity of this home from 18 to 20 residents

Candace L. Pilarski

_____ 1/8/2020 _____
Candace Pilarski Date
Licensing Consultant

Approved by:

Dawn Timm

01/08/2020

Dawn Timm Date
Area Manager