



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

August 27, 2020

Daniel McNeill  
PO Box 68  
Fenton, MI 48430

RE: Application #: AF250404622  
Serenity Gardens  
110 Lansing St.  
Gaines, MI 48436

Dear Mr. McNeill:

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 (810) 787-7031.

Sincerely,

A handwritten signature in cursive script that reads "Sabrina McGowan".

Sabrina McGowan, Licensing Consultant  
Bureau of Community and Health Systems  
4809 Clio Road  
Flint, MI 48504  
(810) 835-1019

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AF250404622
<b>Applicant Name:</b>	Daniel McNeill
<b>Applicant Address:</b>	110 Lansing St. Gaines, MI 48436
<b>Applicant Telephone #:</b>	(810) 931-8466
<b>Administrator/Licensee Designee:</b>	N/A
<b>Name of Facility:</b>	Serenity Gardens
<b>Facility Address:</b>	110 Lansing St. Gaines, MI 48436
<b>Facility Telephone #:</b>	(810) 931-8644
<b>Application Date:</b>	05/04/2020
<b>Capacity:</b>	6
<b>Program Type:</b>	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED MENTALLY ILL

## II. METHODOLOGY

05/04/2020	Enrollment
05/28/2020	Application Incomplete Letter Sent 1326, RI030, FPs, AFC 100 for Wanda McNeil, Alex Higby & Blayne Fowler
05/28/2020	PSOR on Address Completed
05/28/2020	Inspection Report Requested - Health Invoice No: 1030576
06/25/2020	Contact - Document Received 1326, ri030 for Daniel, AFC 100 for Wanda, Alex, Blayne
06/25/2020	Lic. Unit file referred for background check review ICHAT hit on Blayne Fowler, FP hit on Daniel McNeill given to D. Campbell via e-mail
07/08/2020	Inspection Completed-Env. Health: A
07/23/2020	Application Incomplete Letter Sent
08/06/2020	Application Complete/On-site Needed
08/11/2020	Inspection Completed On-site
08/19/2020	Inspection Completed On-site
08/21/2020	Inspection Completed-BCAL Full Compliance
08/25/2020	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Serenity Gardens is located in the Village of Gaines at 110 Lansing St., Gaines, MI. The property is owned by Mr. Gary Solomon, who agrees to the licensure of an AFC family home. The physical plant is a three-story vinyl structure. There is both a front door and a side door used for entry. Both porches have deck seating. The facility is not wheelchair accessible. There is also a large spacious fenced-in back yard area to be utilized by the residents. There are two gravel driveways with adequate parking for staff and visitors. There are vegetable and flower gardens located on the property as well.

The 1<sup>st</sup> level of the home consists of a living room with a patio exit door leading to an outside deck. There is a full kitchen with an island in the middle. The kitchen also contains countertop seating, a breakfast nook area. This level also contains a dining room, full bathroom, and one bedroom. The bedroom, complete with a full bathroom, closet and a patio door exit leading to an outside deck, separate from the deck in the living room, will be utilized as an office for staff.

The furnace and hot water heater are located in the hallway on the main level. The room is equipped with a 1 ¾ inch solid core door equipped with an automatic self-closing device. On December 12, 2019, the furnace was inspected by licensed professionals, A-1 Mechanical Heating and Cooling. The furnace was found to be in safe operational condition with no signs of carbon monoxide. The laundry room is also located in the hallway on the main level. The facility is equipped with hard-wired smoke detectors on each floor of the home. Fire extinguishers are also installed on each floor of the home.

On the 2<sup>nd</sup> level of the home, there is a loft area at the top of the stairwell and additional stairs that lead to the 3<sup>rd</sup> level of the home. The 2<sup>nd</sup> level also consists of four resident bedrooms as well as the owner's suite, a full bathroom with a tub, and a nook/library/reading area. Each resident room has large closet space for accommodation as well as a wardrobe for each resident.

The 3<sup>rd</sup> level of the home is not being utilized as it was previously an attic area that has been drywalled, carpeted and insulated. This area does not have any windows. Residents are not allowed above the 2<sup>nd</sup> level. It encompasses the entire length of the home.

The facility has a private water system; however, the sewer system is public. An environmental health inspection was conducted on July 8, 2020. The facility was determined to be in substantial compliance with all applicable licensing rules pertaining to environmental health.

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

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
Bedroom 1	17 x 15	225	2
Bedroom 2	15 x 11	165	1
Bedroom 3	15 x 15	225	2
Bedroom 4	15 x 10	150	1

The living, dining, and sitting room areas measure a total of 500 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

The home has four separate and independent means of egress to the outside. The means of egress were measured at the time of the initial inspection and exceed the 30-inch minimum width requirement. The required exit doors are equipped with positive latching non-locking against egress hardware. All the bedroom and bathroom doors have conforming hardware and proper door width.

Based on the above information, it is concluded that this facility can accommodate **six** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

## **B. Program Description**

On May 04, 2020, Daniel McNeil submitted an application for a license to provide foster care services for up to six male adults that are aged, developmentally disabled and/or mentally ill.

The goal of Serenity Gardens is to provide a clean, safe, and caring environment for male residents who are 18 years old and older, diagnosed as aged, mentally ill, and/or developmentally disabled. The licensee will provide basic self-care, habilitation training and transportation. Community-based resources will be utilized in order to provide the least restrictive environment for the residents.

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, or the responsible person.

In addition to the above program elements, it is the intent of the applicant to utilize local community resources including the public schools and library, local museums, and shopping centers. These resources provide an environment to enhance the quality of life and increase the independence of each resident.

The applicant was provided technical assistance regarding the statutory requirements (Section 400.734b of Public Act 218), pertaining to the hiring or contracting of persons who provide direct services to the residents.

Technical assistance was provided to the applicant regarding administrative rules related to the facility, resident, and employee record keeping, including the handling and accounting of resident funds and valuables.

## **C. Applicant and Responsible Person Qualifications**

A licensing record clearance request was completed with no LEIN convictions recorded for the applicant(s). The applicant and responsible person submitted a medical clearance request with statements from a physician documenting their good health and current TB-test negative results. Mr. McNeil submitted all required documentation,

including license record clearance, medical clearance, verification of experience, verification of education, verification of qualifications, and financial information.

The applicant(s) 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.

The applicant acknowledges the understanding of the requirement of an adult foster care family home is that the licensee resides in the home in order to maintain this category type of adult foster care license.

The supervision of residents in this family home licensed for six residents will be the responsibility of the family home applicant 24 hours a day / 7 days a week with the responsible person on call to provide supervision in relief.

The applicant acknowledges an understanding of the qualification requirements for the responsible person or volunteers providing care to residents in the home.

The applicant 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)), L-1 Identity Solutions™ (formerly Identix ®), and the related documents required to be maintained in each employees record to demonstrate compliance.

The applicant 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.

The applicant acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to the responsible person and volunteers or staff working directly with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, responsible person, or volunteer or staff, and the retention schedule for all of the documents contained within each employee's file.

The applicant 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.

The applicant 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.

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

The applicant 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 their intention to achieve and maintain compliance with reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

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

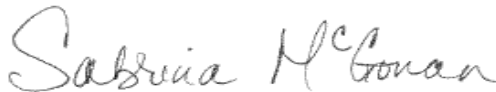
The applicant acknowledges their responsibility to obtain the required forms and signatures that are to be completed prior to, or at the time of each resident's admission to the home as well as the required forms and signatures to be completed for each resident on an annual basis. In addition, the applicant 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.

#### **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 (capacity 6).

 August 26, 2020

\_\_\_\_\_  
Sabrina McGowan, Licensing Consultant      Date

Approved By:

 August 26, 2020

\_\_\_\_\_  
Jerry Hendrick, Area Manager      Date