



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

October 13, 2020

Nanya Litz
Plymouth Inn
230 Huronview Blvd.
Plymouth, MI 48103

RE: Application #: AH820400729
Plymouth Inn
205 N. Haggerty
Plymouth, MI 48170

Dear Ms. Litz:

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 75 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 (248) 975-5053.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
4th Floor, Suite 4B
51111 Woodward Avenue
Pontiac, MI 48342
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #: AH820400729

Applicant Name: WRE Plymouth Holdings, LLC

Applicant Address: 230 Huronview Blvd
Ann Arbor, MI 48103

Applicant Telephone #: (734) 369-2100

Authorized Representative: Nanya Litz

Name of Facility: Plymouth Inn

Facility Address: 205 N. Haggerty
Plymouth, MI 48170

Facility Telephone #: (734) 451-0700

Application Date: 07/22/2019

Capacity: 75

Program Type: AGED

II. METHODOLOGY

| | |
|------------|---|
| 07/22/2019 | Enrollment |
| 07/23/2019 | Application Incomplete Letter Sent |
| 07/12/2019 | Inspection Completed-Fire Safety: C Temporary until 8/23/19 by Larry DeWachter |
| 08/02/2019 | Inspection Completed-Fire Safety: A Re-check annual by Larry DeWachter |
| 10/03/2019 | Application Incomplete Letter Sent |
| 10/18/2019 | Application Incomplete Letter Sent |
| 10/18/2019 | Contact - Document Received |

| | |
|------------|--|
| | Nanya Litz emailed that she will submit all required documentation by 10/25/19. |
| 05/20/2020 | Comment Barbara Zabitz received admission contract, policy and procedure documents from contact Nanya Litz. |
| 05/22/2020 | Contact - Document Received Generator meets MCL333.21335 letter from AR N. Litz |
| 06/18/2020 | Inspection Completed-Fire Safety: C Temporary until 9/18/20 by BFS inspector Don Collick |
| 07/02/2020 | Inspection Completed-Fire Safety: A BFS inspector Don Collick |
| 10/02/2020 | Barbara Zabitz and Russell Misiak approved admission contract, policy and procedure documents. |
| 10/09/2020 | Inspection Completed On-site |

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Plymouth Inn is a two-story residential facility located in western Wayne County. It has been licensed as home for the aged since 1996. In January 2019, a change of ownership for the property and operation took place necessitating application for a new home for the aged license by the current owner WRE Plymouth Holdings LLC. The home is located on Haggerty Road, a main thoroughfare. The property is close to Hines Park and is surrounded by commercial and small industrial manufacturing facilities. Plymouth Inn shares a parking lot with a skilled nursing facility next to the building and independent senior living apartments behind the building.

Plymouth Inn has 50 residential units. On the first floor, there are 26 single-occupancy resident rooms with resident room #128 designated as double occupancy. The second floor has 24 resident rooms, all approved for double occupancy. Therefore, the facility will have a total capacity for 75 residents.

Most all residential units are studio-type apartments with private bathrooms attached. There are two one-bedroom apartments also available, one on each floor. The one-bedroom apartments have one attached bathroom for both occupants to share. Each residential unit has individual heating/cooling units with temperature regulated by the

occupant. Each resident room and each bathroom is equipped with a pull cord to call for staff assistance when needed. The pull cord will illuminate an exterior hallway light and also alert staff by way of a control panel at the staff station. Residents are also provided individual pendants that function in the same manner. Staff communicate with one another by way of an overhead public address phone system. However, the new owner is in process of upgrading the system for resident alerts and communication between staff via pagers.

The facility entrance includes a lobby, a living room, and administrative offices. The first floor also houses the main kitchen, main dining room, a private dining room, a community gathering area and laundry rooms. The second floor has a community day/dining/activity room, a private dining room and a chapel. At the end of the hall on each floor is a sunroom enclosed with large windows for a nice outdoor view. The facility's basement has an arts and crafts room for more intimate activities and a large activity room for grander events. The basement also has the maintenance room and storage rooms. The facility has one elevator and four staircases.

The facility is equipped with a whole-home fire suppression system and a generator in the event of a power failure. On 7/2/20, the Bureau of Fire Services State Fire Marshall Inspector Don Collick approved the fire safety system.

B. Program Description

The Plymouth Inn is owned and operated by WRE Plymouth Holdings LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed it is a domestic limited liability company with an organization date of 1/17/2019. The facility's admission contract and related policies and procedures were approved on 10/2/20 by licensing staff Barbara Zabitz.

As a licensed home for the aged, WRE Plymouth Holdings LLC will provide at Plymouth Inn the room, board, supervised personal care and protection to individuals aged 55 and older. This home does not have a specialized program for residents diagnosed with Alzheimer's disease or a related condition. Initial and ongoing training will be provided to all staff for the provision of care and services to residents requiring assistance with bathing, dressing, grooming, mobility, toileting, incontinence care, and medication management.

WRE Plymouth Holdings LLC maintains an agreement with an approved institutional pharmacy to supply medications. It is expected that all residents contract with this pharmacy for their medications unless they receive medications via Veteran's administration.

WRE Plymouth Holdings LLC will not be holding resident funds, therefore no surety bond is required.

WRE Plymouth Holdings LLC has a strict no smoking policy. There will be no smoking allowed by residents, staff or visitors in the facility or on the property. Staff may only smoke in their cars.

For the safety of residents, WRE Plymouth Holdings LLC has adopted a strict no bedside assistive device policy i.e. no bed rails, Halo rings, trapezes, trans-poles, or other bedside assistive device will be allowed in the facility.

The facility will have a full time and a part-time activity staff to engage residents in a variety of arts and crafts, board games, BINGO, current events, exercises, sing-a-longs, table-top bowling and other recreational activities.

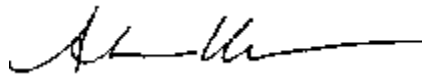
C. Rule/Statutory Violations

Technical assistance was provided to the applicant's authorized representative Nanya Litz, regarding Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license be issued.



10/9/20

Andrea Krausmann
Licensing Staff

Date

Approved By:



10/13/20

Russell B. Misiak
Area Manager

Date