



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

November 16, 2020

Shannon VanHouten  
Riley's Grove Assisted Living  
9481 Pentatech  
Zeeland, MI 49464

RE: Application #: AH700396224  
Riley's Grove Assisted Living  
9481 Pentatech  
Zeeland, MI 49464

Dear Ms. VanHouten:

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 70 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) 284-9730.

Sincerely,

A handwritten signature in blue ink that reads "Lauren Wohlfert".

Lauren Wohlfert, Licensing Staff  
Bureau of Community and Health Systems  
Unit 13, 7th Floor  
350 Ottawa, N.W.  
Grand Rapids, MI 49503  
(616) 260-7781

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH700396224
<b>Licensee Name:</b>	Riley's Grove Assisted Living, LLC
<b>Licensee Address:</b>	Ste 200 3196 Kraft Ave. SE Grand Rapids, MI 49512
<b>Licensee Telephone #:</b>	(616) 464-1564
<b>Authorized Representative:</b>	Shannon VanHouten
<b>Administrator:</b>	Carol Del Raso
<b>Name of Facility:</b>	Riley's Grove Assisted Living
<b>Facility Address:</b>	9481 Pentatech Zeeland, MI 49464
<b>Facility Telephone #:</b>	(616) 464-1564
<b>Application Date:</b>	09/11/2018
<b>Capacity:</b>	70
<b>Program Type:</b>	ALZHEIMERS AGED

## II. METHODOLOGY

09/11/2018	On-Line Enrollment
09/12/2018	Contact - Document Sent 1605 Plan Review Paperwork
09/12/2018	File Transferred To Field Office Grand Rapids
09/17/2018	Application Incomplete Letter Sent requested policy and procedures
11/04/2020	Comment Per B. Zabitz: Documents for sister facility Cascade Trails Senior Living were reviewed and approved 2/27/2020. Riley's Grove Assisted Living is using those same documents where applicable. Documents that are substantially different reviewed, approved and uploaded to file in shared drive.
11/12/2020	Inspection Completed-Fire Safety : A
11/12/2020	Occupancy Approval (AH ONLY)
11/16/2020	Application Complete/On-site Needed
11/16/2020	Inspection Completed On-site

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Riley's Grove Assisted Living is a single-story building with the main entrance, large foyer gathering space, main dining room, private dining room, facility kitchen, staff workstation, and administrative offices located at its center. The main entrance door will be locked 24 hours a day. Visitors must ring the bell in the vestibule to gain entrance. An alert is sent to all staff iPods that are carried on their person during their shift.

The facility is comprised of several corridors named Byron Road, Quincy Street, Chicago Drive, and the secured memory care unit. The Byron Road corridor is located to the east of the main entrance. Byron Road is comprised of six studio style assisted living resident rooms, a salon, and physician's office. The studio style rooms are 277 square feet and are equipped with a mini refrigerator and a full bathroom with a toilet, sink, and ADA walk in shower. There are two pull cords located in the bathroom, one next to the toilet and the other next to the shower.

The secured memory care unit is located to the north off the Byron Road corridor. The secured memory care is comprised of two corridors that contain resident rooms and one spa room. The resident rooms in the secured memory care corridors are studio style ranging from 275 square feet to 384 square feet. The bathrooms in the resident rooms contain a sink and toilet.

There are sitting areas, dining areas, a spa room, a satellite kitchenette, and administrative offices at the secured memory care unit's center. Staff can accompany residents to an interior courtyard that has access doors off the dining areas. The doors are secured and require a code to be entered on the keypad.

The Quincy Street corridor is located to the north of the main entrance. The Quincy Street corridor is comprised of resident rooms that range in size from 277 square feet to 576 square feet. Each resident room contains a sink with cabinetry, a refrigerator and freezer, and a full bathroom that has a toilet, sink, and ADA walk in shower.

The Chicago Drive corridor is located to the west of the main entrance and is comprised of two one-bedroom deluxe resident rooms, a community activity room called Macatawa, and a staff station. The one-bedroom deluxe resident rooms are 576 square feet and contain a sink with cabinetry, a refrigerator and freezer, and a full bathroom that has a toilet, sink, and ADA walk in shower.

The State Street corridor is located to the west of the Chicago Drive corridor and is comprised of resident rooms and a sunroom. The resident rooms in the State Street corridor range in size from 277 square feet to 978 square feet. Each resident room contains a sink with cabinetry, a refrigerator and freezer, and a full bathroom that has a toilet, sink, and ADA walk in shower.

All resident rooms in the facility are ADA accessible and have pull cords in the bathroom to summon staff for assistance. Each resident will also be provided with a pendant to use to summon staff for assistance. Staff receive the notification on the iPhones carried on their person. All resident rooms have individual thermostats to control the temperature in the unit.

Exterior resident sitting areas are located near the front entrance of the building and in the enclosed courtyard areas. There are walking concrete paths throughout the courtyard areas as well. Some resident rooms are available with a sliding patio door that allows the resident to utilize a personal outside patio area.

The facility's memory care program statement was reviewed and found to be compliant with the requirements of MCL 333.20178.

The facility has an approved emergency generator. Common corridors and dining room are lighted, heated, and cooled during interruption of municipal power.

The facility is outfitted with approved fire suppression systems throughout the building. On 11/12/20, the Bureau of Fire Services granted an acceptable fire safety certification.

On 11/12/20, the Health Facilities Engineering Section granted occupancy approval of the facility.

The facility is located within minutes of the Spectrum Health Zeeland Community Hospital, and within 20 minutes of Holland Hospital. Local pharmacies, banking, retail, and food establishments are within ten minutes driving distance of the facility.

The facility building and grounds are a smoke-free environment.

A review of the Department of Licensing and Regulatory Affairs' business entity search revealed valid registrations for Riley's Grove, LLC (applicant/owner of building and grounds) and Leisure Living Management Inc. (manager). Riley's Grove, LLC (applicant) has entered a management agreement with Leisure Living Management Inc. (manager). I reviewed the management agreement between both entities. Riley's Grove, LLC remains legally responsible for the home for the aged care provided at Riley's Grove Assisted Living.

## **B. Program Description**

Riley's Grove Assisted Living provides services to men and women who are 55 years of age and older. The facility provides room, board, twenty-four-hour supervision and assistance with personal care including medication administration.

The facility allows residents to choose their own primary health physician, specialist, licensed health care agency, and/or hospice. The facility allows residents to choose their own personal pharmacy, Veteran Affairs if eligible, and/or the facility's contracted pharmacy.

The facility does represent to the public the provision of care and services to individuals diagnosed with Alzheimer's disease or related conditions.

## **C. Rule/Statutory Violations**

The facility is in substantial compliance with home for the aged public health code and administrative rules.

## **IV. RECOMMENDATION**

I recommend issuance of a temporary license.

*Lauren Wohlfert*

11/16/20

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Lauren Wohlfert  
Licensing Staff

Date

Approved By:

*Russell Misiak*

11/16/20

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Russell B. Misiak  
Area Manager

Date