



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

November 22, 2021

Shannon Reiff
Maple View Assisted Living, Inc.
4396 S. Luce Road
Ithaca, MI 48847

RE: Application #: AM290405150
Maple View Retirement Community II
4406 S. Luce Rd.
Ithaca, MI 48847

Dear Mr. Reiff:

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 12 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,

Bridget Vermeesch

Bridget Vermeesch, 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 #:	AM290405150
Applicant Name:	Maple View Assisted Living, Inc.
Applicant Address:	4396 S. Luce Road Ithaca, MI 48847
Applicant Telephone #:	(989) 875-3259
Licensee Designee:	Shannon Reiff
Administrator:	Shannon Reiff
Name of Facility:	Maple View Retirement Community II
Facility Address:	4406 S. Luce Rd. Ithaca, MI 48847
Facility Telephone #:	(989) 875-3259 07/07/2020
Application Date:	
Capacity:	12
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. METHODOLOGY

07/07/2020	Enrollment
07/27/2020	Application Incomplete Letter Sent app, additional fee, 1326, ri030, afc 100.
07/28/2020	Inspection Report Requested - Fire
07/28/2020	Contact - Document Sent- Fire safety String
08/27/2020	Contact - Document Received- updated application
09/04/2020	Contact - Document Received- Chk#1896 Amt: \$35.00
09/29/2020	Contact - Document Received- AFC 100, 1326, ri030
10/15/2020	File Transferred To Field Office- Mt. Pleasant
01/22/2021	Application Incomplete Letter Sent
09/21/2021	Contact-Documents Received- Required Documents Received
10/18/2021	Contact-Document Received-Variance Request for Rule 410 (5) Furniture.
11/08/2021	Inspection Completed-Env: Health A
11/01/2021	Inspection Completed-Fire Safety: A
11/15/2021	Application Complete/On-site Needed
11/15/2021	Inspection Completed On-site
11/15/2021	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Maple View Retirement Community II is a newly constructed, single story-ranch style facility with vinyl siding and brick accents, built on a cement slab. Maple View Retirement Community II is connected to Maple View Retirement Community I, a 12-bed licensed facility separated by fire rated doors. Maple View Retirement Community II is also connected to independent living apartments that are separated by fire rated doors. Maple View Retirement Community II is located in rural Ithaca, Michigan, Newark Township on 13 acres of land. The facility is 'T' in shape hosting 10 resident room suites in total with two offering double occupancy, seven private resident suites and a Hospice

Suite. The seven private resident suites consist of a living room/dining room area, a private bedroom and bathroom and a kitchenette to include a small refrigerator/freezer, microwave and sink with plenty of cabinets and counter space. The refrigerator/freezers in the suites are raised off the floor so residents do not have to bend over, but low enough for residents who utilize wheelchairs to be able to access their items. All resident suites are equipped with their own thermostat to allow residents the ability to control the temperatures in their suites, emergency pull cords in the bathroom, and life alert bracelets. Resident bedroom #209 is a hospice suite specifically used to provide a resident and their family additional privacy when at end of life. The hospice suite is an oversize room with a barrier free shower, double doors that lead to a cement patio, and attached sitting room/bedroom for family to gather, visit and rest. The hospice sitting room also includes a kitchenette. Across the hall from the hospice room is a guest bathroom with a shower and a private dining room.

Upon entering the facility there is a covered drive to allow for drop offs right at the door to provide protection from the elements. Entrance to the facility is through a double door into a foyer where you are greeted by a water fountain and live plant atrium. To the right of the foyer is the dining hall, library with an electric fireplace and seating and entrance into Maple View Retirement Community I. To the right is also a medication station and the hall that leads to resident suites. Beyond the foyer is an oversized sitting room, with large windows for natural light, a door that exits onto a patio and garden area. The sitting room has an electric fireplace, plenty of seating for visits and an area for quilt making. To the left of the entrance are offices, activity room, Market-General Store that will have snacks, personal need items, greeting cards, etc., and a chapel for church services and religious events. Maple View Retirement Community II provides the residents with a salon to include a barber and a beautician, plus a massage chair for resident's enjoyment. The facility also has a spa room that includes a jet tub, sink, toilet, and heated floors. The laundry room has lower countertops for residents who regularly use wheelchairs for mobility to have the opportunity to fold clothes at a counter. The facility has five exits at grade level to accommodate wheelchairs and one exit in the library that has stairs to exit the facility.

The facility utilizes private water and sewage systems and was inspected and approved by the Mid-Michigan Gratiot County Health Department on 11/08/2021. The facility is equipped with central air and propane forced air heat. The facility has six mechanical rooms throughout the facility that hold furnaces, hot water heaters, water softeners and water tanks for fire suppression system. Each mechanical room constructed with material which has one-hour fire resistance rating and is equipped with a 1-3/4-inch solid core door with an automatic self-closing device and positive latching hardware. The facility also has additional water tanks in an outbuilding on the property for the sprinkler system.

The facility is equipped with an interconnected, hardwired smoke detection system with battery back-up which was installed by a licensed electrician and is fully operational. Smoke detectors have been installed near sleeping areas, and the facility is fully sprinkled. The facility was determined by the Bureau of Fire Services on 11/01/2021 to

be in compliance with the applicable fire safety administrative rules. The facility is also equipped with a generator.

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

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
201	20'2" X 12'9"	260.58 sq. ft	1
202	20'2" X 12'9"	260.58 sq. ft	1
203	20'2" X 12'9"	260.58 sq. ft	1
204	20'2" X 12'9"	260.58 sq. ft	1
205	20'2" X 12'9"	260.58 sq. ft	1
206	20'2" X 12'9"	260.58 sq. ft	1
207	20'2" X 17'7"	357.54 sq. ft	2
208	20'2 X 17'7	357.54	2
209 Hospice Suite	Bedroom 20'2" X 22'3 Sitting room 20'2 X 17'3"	450.46 sq. ft 349.46 sq. ft	1
210	20'2" X 12'9"	260.58 sq. ft	1
Dining Hall	13'3" X 18'4"	244.72 sq. ft.	
Sitting Room	16'7" X 46'4"	774.88 sq. ft.	
Library	22'1" X 14'1"	556.33 sq. ft.	
Activity Room	18'6" X 27'4 "	509.64 sq. ft	
Chapel	35' X 35'7"	1249.5 sq. ft	
Dining Room	17'3" X 21'10"	362.03 sq. ft	

The indoor living and dining areas measure a total of 3335.07 square feet of living space. This meets/exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, this facility can accommodate 12 residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

B. Program Description

The applicant intends to provide 24-hour supervision, protection, and personal care to 12 male and female residents who are aged (55 years and older), physically handicapped, and/or diagnosed with Alzheimer's disease and physically handicapped. Direct care staff will receive additional and ongoing training specifically in Alzheimer's disease and dementia related care to ensure staff are educated on how to provide appropriate care to residents with this diagnosis. The facility doors will be alarmed and each resident will be provided an emergency alert button to assist direct care staff

members with any residents with exit seeking behavior. The program will include social interaction with volunteers, staff, visitors, and children from the local school; devotions, exercise class, games, puzzles, music, singing, reading and outdoor enjoyment. The applicant intends to accept residents with private sources for payment and Medicaid Waiver.

If needed by residents, behavior interventions and specialized interventions will be identified in the assessment plans. These interventions shall be implemented only by staff trained in the intervention techniques.

In addition to the above program elements, it is the intent of the applicant to utilize local community resources for recreational activities including the public schools and library, local museums, shopping centers, churches, etc. The applicant plans to support and encourage visits from family and friends of the community. These resources provide an environment to enhance the quality of life and increase the independence of residents.

C. Applicant and Administrator Qualifications

The applicant is Maple View Assisted Living, Inc., a “Non-Profit Corporation”, established in Michigan on 05/30/2014. 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 Maple View Assisted Living, Inc. has submitted documentation appointing Shannon Reiff as licensee designee and administrator for this facility. Mr. Reiff is currently the licensee designee and administrator of Maple View Retirement Community I and has been in this position since 2014.

Criminal history background checks of the applicant and administrator were completed and they were determined to be of good moral character to provide licensed adult foster care. The applicant and administrator submitted statements from a physician documenting their good health and current negative tuberculosis test results.

The applicant and administrator have provided documentation to satisfy the qualifications and training requirements identified in the group home administrative rules. Shannon Reiff has been working with individuals who are aged, diagnosed with Alzheimer’s disease, and/or physically handicapped since 2014. Mr. Reiff is aware of the additional training needed to provide care to those individuals diagnosed with Alzheimer’s disease and has that training and experience to work successfully to do so. He also understands that he must provide on-going training and education to his direct care staff in this area as well to assure quality of care for residents with this diagnosis.

The staffing pattern for the original license of this 12 bed facility is adequate and includes a minimum of 1 staff for 12 residents per shift. The applicant acknowledged that the staff to resident ratio may need to be increased/decreased in order to provide the level of supervision or personal care required by the residents due

to changes in their behavioral, physical, or medical needs. The applicant has indicated that direct care staff will be awake during sleeping hours.

The applicant acknowledged an understanding of the qualifications, suitability, and training 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.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees. The applicant acknowledged the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing “direct access” to residents or resident information or both utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to demonstrate compliance.

The applicant acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff that have received medication training and have been determined competent by the licensee designee will 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.

The applicant acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, the applicant acknowledged the responsibility to maintain all required documentation in each employee’s record for each licensee or licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee’s record.

The applicant acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

The applicant acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal 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 updating and completing those forms and obtaining new signatures for each resident on an annual basis or as needed.

The applicant acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident’s file.

The applicant acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledged that a separate *Resident Funds Part II BCAL-2319* form will be created

for each resident in order to document the date and amount of the adult foster care service fee paid each month and all resident personal money transactions that have been agreed to be managed by the applicant.

The applicant acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights. The applicant indicated the intent to respect and safeguard these resident rights.

The applicant acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

The applicant acknowledged the responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

The applicant acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

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 the issuance of a six-month temporary license to this adult foster care group home with a capacity of 12 residents.



11/15/2021

Bridget Vermeesch
Licensing Consultant

Date

Approved By:



11/22/2021

Dawn N. Timm
Area Manager

Date