



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

January 18, 2022

Madiha Zeeshan
Montrose AFC, LLC
8340 W Potter Road
Flushing, MI 48433

RE: Application #: AM250410641
Concerned Country Care
11122 W. Wilson Rd
Montrose, MI 48457

Dear Ms. Zeeshan:

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 (906) 226-4171.

Sincerely,

A handwritten signature in cursive script that reads "Christopher A. Holvey".

Christopher Holvey, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(517) 899-5659

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AM250410641
Licensee Name:	Montrose AFC,LLC
Licensee Address:	8340 W Potter Road Flushing, MI 48433
Licensee Telephone #:	(517) 414-2188
Administrator/Licensee Designee:	Madiha Zeeshan
Name of Facility:	Concerned Country Care
Facility Address:	11122 W. Wilson Rd Montrose, MI 48457
Facility Telephone #:	(810) 639-2227
Application Date:	10/20/2021
Capacity:	12
Program Type:	AGED ALZHEIMERS

II. METHODOLOGY

10/20/2021	On-Line Enrollment
10/21/2021	Comment Tax ID also needed
10/21/2021	Contact - Document Sent 1326, AFC100, Fire Safety String
10/21/2021	Inspection Report Requested - Health Invoice No : 1032062
10/21/2021	Inspection Report Requested - Fire
10/28/2021	Contact - Document Received AFC100 for Madiha
10/29/2021	Comment Per C. Holvey, Fire Inspection not needed Last fire inspection conducted on 9/22/2021.
09/22/2021	Inspection Completed-Fire Safety: A
11/16/2021	Contact - Document Received Tax ID & 1326 for Madiha
11/24/2021	Application Incomplete Letter Sent
12/13/2021	Inspection Completed-Env. Health : A Conducted by Genesee County Health Dept.
01/06/2022	Application Complete/On-site Needed
01/06/2022	Inspection Completed On-site
01/06/2022	Inspection Completed-Env. Health : A Conducted by BCHS AFC Licensing Consultant
01/18/2022	Inspection Completed – BCAL Full Compliance
01/18/2022	Recommend License Issuance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Concerned Country Care is located at 11122 W. Wilson Rd., MI. 48457 in Genesee County. The facility is currently being leased by Montrose AFC LLC, from the current owner, Gateway Realty LLC. The Montrose Township zoning board has given Montrose AFC LLC permission to use this property to operate an adult foster care facility. The facility is a two-story structure and is located in a semi-rural residential neighborhood. It has a large gravel parking lot for ample parking space for staff and visitors.

The first floor of the facility consists of a living room, dining room, kitchen, staff office, laundry room, two full baths, and eight (8) resident bedrooms. This facility has a total of five (5) exits on the first floor, with wheelchair ramps located at three (3) of those exits, makes this facility wheelchair accessible. All five (5) exits have attached door alarms to alert staff when someone exits the facility.

There are multiple steps leading up to the second level of this facility. The second level of the facility consists of a family room, one (1) full bath, and two (2) resident bedrooms. There is one (1) exit leading directly to the outside from this level, which has an attached alarm on it.

The basement level of the facility consists of a boiler room, food pantry, 2-car garage and a large amount of storage space. There are a total of two (2) exits from this level. Residents do not have access to the basement level of this facility. There are two (2) separate access doors leading to the basement level, which separates the residents from the boiler room with steel fire rated doors equipped with an automatic self-closing devices and positive latching hardware. The facility's boiler achieved state certification on 1/22/2021, which does not expire until 1/22/2024. The boiler was serviced by a professional heating company on 11/22/2021 and found to be in good working order. There are multiple fire extinguishers located throughout the facility, which at least one on each level of the facility. The smoke detectors are all hard-wired into the facility's electrical and fire detection system and are located in all sleeping and living areas. On 9/22/2021, full fire safety approval was given to this facility by the Bureau of Fire Services.

The facility has a private water and private sewer system. The Genesee County Health Department inspected the private well and septic system on 12/13/2021 and gave the facility an "A" rating. On 1/6/2022, this facility was inspected for environmental safety and it was determined to be in full compliance with all applicable licensing rules pertaining to environmental health.

The resident bedrooms measured as follows:

Bedroom	Square footage	# of Residents
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Bedroom # 1 - 1 st floor	11' x 10' 11" = 120 square feet	1
Bedroom # 2 - 1 st floor	12' x 9' 10" = 118 square feet	1
Bedroom # 3 - 1 st floor	12' x 10' 7" = 127 square feet	1
Bedroom # 4 - 1 st floor	11' 3" x 10' = 113 square feet	1
Bedroom # 5 - 1 st floor	11' 3 x 9' 11" = 112 square feet	1
Bedroom # 6 - 1 st floor	11' 3" x 9' 11" = 112 square feet	1
Bedroom # 7 - 1 st floor	12' 4" x 9' 11" = 122 square feet	1
Bedroom # 8 - 1 st floor	12' 3" x 9' 8" = 121 square feet	1
Bedroom # 9 - 2 nd floor	14' 2 " x 11' 10" = 168 square feet	2
Bedroom # 10 - 2 nd floor	14' 2" x 11' 10" = 168 square feet	2

The living space in the home is as follows:

Room	Square footage
Living Room	204
Family Room	197
Dining Room	219
	Total Sq. Footage = 620

The 620 square feet of living space exceeds the minimum of 35 square feet per resident requirement.

B. Program Description

The facility has the capacity to provide 24-hour supervision, protection and personal care for up to twelve (12) aged male and/or female residents over the age of 55, who may or may not be suffering from Alzheimer's/dementia. The facility's goal is to provide a safe environment and quality care to enhance the lives of the elderly. Each resident will be assessed and their own distinct care plan will be created and put in place. Concerned Country Care will have staff that is attentive and well trained and will utilize home health care agencies, hospice, and home health nursing staff when required to assure all needed help is available to each resident as needed. This facility is wheelchair accessible.

C. Applicant and Administrator Qualifications

Montrose AFC, LLC has appointed Madiha Zeeshan as the licensee designee and as administrator of the facility. A criminal history background check was completed for Ms. Zeeshan and she has been determined to be of good moral character. She has submitted statements from a physician documenting her good health and current TB-tine negative results.

The applicant has sufficient resources to provide for the adequate care of the residents as evidenced by projected income for AFC residents along with other financial resources.

The supervision of residents in this large group home licensed for twelve (12) residents will be the responsibility of the applicant 24 hours day / 7 days a week. The applicant has indicated that for the original license of this 20-bed large group home, there is adequate supervision with 2-3 direct care staff on-site for twelve (12) residents. The applicant acknowledges that the number of direct care staff on-site to resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents.

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

The applicant acknowledges an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, "direct access" to residents, 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), and the related documents required to be maintained in each employee's record to demonstrate compliance.

The applicant acknowledges an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee can 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 acknowledges their responsibility to establish good moral character and suitability, obtain and maintain documentation of good physical and mental health status, maintain documentation of all required trainings, and obtain all required documentation and signatures that are to be completed prior to direct care staff and volunteers 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, administrator, or volunteer staff, and the retention schedule for all of the documents contained within each employee's file.

The applicant acknowledges their responsibility to obtain all required documentation and signatures that are to be completed prior to each direct care staff or volunteer working with residents. In addition, the applicant acknowledges their responsibility to maintain a current employee record on file in the home for the licensee, administrator and direct care staff or volunteers and the retention schedule for all of the documents contained within the 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 their responsibility to obtain the required written assessment, 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 the required forms and signatures to be completed for each resident on an annual basis.

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.

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 discharge written 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 incidents and accidents and the responsibility to conduct an immediate investigation of the cause. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident an accident involving 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 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 of the resident's personal money transactions that have been agreed to be managed by the applicant.

The licensee designee/ administrator has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

D. Rule/Statutory Violations

Compliance with the physical plant rules has been determined. All items cited for correction have been verified by visual inspection. Compliance with Quality-of-Care rules will be assessed during the period of temporary licensing via an on-site inspection.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult medium group home (capacity 7-12).



1/18/2022

Christopher Holvey
Licensing Consultant

Date

Approved By:



1/18/2022

Mary E Holton
Area Manager

Date