



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 22, 2022

Rebecca Eagle
Monark Grove Clarkston
7373 Sashabaw Rd.
Clarkston, MI 48348

RE: Application #: AH630413772
Monark Grove Clarkston
7373 Sashabaw Rd.
Clarkston, MI 48348

Dear Ms. Eagle:

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 83 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 black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(586) 256-1632

enclosure

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

I. IDENTIFYING INFORMATION

License #: AH630413772

Applicant Name: Clarkston Senior Living LLC

Applicant Address: Ste 200
101 W. Big Beaver Road
Troy, MI 48084

Applicant Telephone #: (248) 680-7180

Authorized Representative: Rebecca Eagle

Name of Facility: Monark Grove Clarkston

Facility Address: 7373 Sashabaw Rd.
Clarkston, MI 48348

Facility Telephone #: (248) 954-1006

Application Date: 08/10/2022

Capacity: 83

Program Type: AGED
ALZHEIMERS

II. METHODOLOGY

08/10/2022	Enrollment
08/11/2022	Contact - Document Sent Plan Review to HFES, BFS & applicant
08/11/2022	Application Incomplete Letter Sent 1326/Fingerprint/RI 030 for Rebecca Eagle
08/11/2022	File Transferred To Field Office To A Krausmann via SharePoint
08/23/2022	Contact - Document Received Revised application to replace original.
09/13/2022	Contact - Document Sent Returned application to AR R. Eagle for additional information.
09/13/2022	Contact - Document Received Application signed/dated 6/24/2022 but rec'd 9/13/2022, to replace original application that omitted relevant information.
09/13/2022	Application Incomplete Letter Sent Policies & procedures requested - sent to AR R. Eagle via email
10/11/2022	Inspection Completed-Fire Safety : A BFS inspector Don Christensen
11/02/2022	Contact - Document Received HFES Austin Webster Opening Survey - not approved for occupancy - items to be addressed.
11/22/2022	Occupancy Approval (AH ONLY) Revised by Health Facilities Engineering Section Engineer Austin Webster - 71 units (49 AL & 22 MC) 12 double occupancy (10 AL & 2 MC) = 59 AL beds & 24 MC beds for total capacity 83 beds.
11/29/2022	Occupancy Approval (AH ONLY) Revised by HFES engineer Austin Webster
12/01/2022	Contact - Document Received Attestation letter from AR R. Eagle that the home will hold no resident funds and no refundable deposits.
12/02/2022	Contact - Document Received Sara Burch Senior Public Health Sanitarian of Oakland Co health dept submitted her food services establishment

reports/approvals of the facility's main kitchen, as well as the adjoining independent senior living facility's cafe and pub, for the facility to provide food to non-residents.

- 12/06/2022 Contact - Document Received
Final policies & procedures completed and received - left voice mail for AR R. Eagle to schedule on-site inspection
- 12/12/2022 Inspection Completed On-site
Met with authorized representative Rebecca Eagle and Assisted Living Director Mary Ketterer.
- 12/12/2022 Contact - Document Sent
Follow-up email to Rebecca Eagle re: non-compliance items.
- 12/14/2022 Contact - Document Received
Corrective action plan, photos, and videos submitted of physical plant corrections along with revised memory care program statement received from R. Eagle
- 12/15/2022 Contact - Document Received
Email from BFS inspector Don Christensen approving the locks added to the balcony doors.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Monark Grove Clarkston is a newly constructed 2022, two-story residential facility seeking home for the aged licensure. The facility is connected to a three-story 77-unit independent living senior facility and is located in the central area of Oakland County. The building is on the west side of Sashabaw, a five-lane road zoned 50 mph, in a wooded rural area of Clarkston. There are residential and retail buildings in this area. The facility's driveway and parking surround the building.

The two-story building designed to be a home for the aged, has 71 residential units with a total approved capacity of 83 resident beds. The main entrance for this building is located around the back of the complex and enters the assisted living area of the facility, specifically designed for residents that require assistance with activities of daily living. There is another entry door leading directly from the attached independent living building. A video doorbell and posted sign requires visitors from independent living to be escorted into the assisted living area.

The assisted living area spans the two stories and includes the lobby, administrative offices, the main kitchen, dining room, activity space, and laundry service rooms. The second-floor assisted living includes the hair salon, a barber shop, and medication room.

There are 25 residential units on the first floor in this assisted living area with five units approved for double occupancy. There are 24 residential units on the second floor with another five units approved for double occupancy. The ten double occupancy assisted living area units are: Rooms 142,152,154,158,168,242, 252,254,258, and 268. Each residential unit has its own attached bathroom with shower and HVAC thermostat. Compact refrigerators and microwave ovens are also available in assisted living units.

The facility's memory care area is located on the first floor of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. The memory care area is entered via the assisted living area. For resident safety, all entrance/exit doors into the memory care area are secured with numbered keypads that can be opened with staff assistance. The exit doors have audible alarms that sound when opened. An opened door will send an alert to the staff via portable phones/i-pads, notifying them as to which door has been opened. Windows in the memory care unit rooms are equipped with stop devices so that they cannot be opened. This is for resident safety.

There are 22 studio units in the memory care area, with two units approved for double occupancy for a total capacity of 24 residents. The double occupancy rooms are 181 and 182. Each memory care unit has its own attached bathroom with shower. The HVAC thermostats for memory care units are located in the memory care director's office. The memory care unit has its own dining room, meal service area with conduction-type stove top, staff office/desk area, laundry room, medication room, parlor, and conservatory. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

Emergency pull cords are present in all bathrooms to summon assistance from staff. Personal pendants will be available to assisted living residents and also serve to summon staff assistance. Staff will utilize i-phone devices for resident information, alarm/notification system, and to communicate with one another. A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building.

There are two outdoor courtyards that are enclosed by the building. One is accessible to the assisted living area residents, the other for the memory care residents.

The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a home for the aged are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate

area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the fire department. This facility has city water and sewer.

The facility is equipped with a generator that, during an interruption of the normal electrical supply, will provide a minimum four hours of service and enough power to maintain the fire detection/alarm/extinguishing system, emergency lighting, heating, and other critical mechanical equipment essential to the safety and welfare of the residents, personnel and visitors.

B. Program Description

On 8/10/2022, Clarkston Senior Living LLC submitted application for Monark Grove Clarkston to be a home for the aged license under building fire safety type Chapter 18 New Health Facility.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Clarkston Senior LLC is a foreign limited liability company organized 10/28/2019 under the laws of the state of Delaware with certification of authorization to conduct business in Michigan dated 3/03/2020.

As a licensed home for the aged, Clarkston Senior Living LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older, along with the provision of services to individuals with Alzheimer's disease or related conditions in the memory care unit. Initial and ongoing training will be provided to all staff including specialized training for working with residents with memory care needs.

On 12/01/2022, Clarkston Senior Living LLC authorized representative, Rebecca Eagle, submitted assigned attestation letter that the home will hold no resident funds and no refundable deposits, therefore, no surety bond is required.

On 12/02/2022, Sara Burch, Senior Public Health Sanitarian of Oakland Co health dept., submitted her food services establishment reports/approvals of the facility's main kitchen, as well as the adjoining independent senior living facility's cafe and pub, for the facility to serve food to non-residents i.e. resident family members, employees, vendors, visitors, etc. Continued compliance with applicable local laws, codes, and ordinances to maintain this food services establishment license is expected.

C. Rule/Statutory Violations

On 10/11/2022, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Don Christensen issued fire safety certification approval.

On 11/29/2022, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster issued an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 71 residential units and identifying the 12 units having double occupancy for a total capacity of 83 beds.

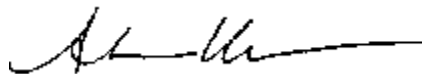
On 12/12/2022, I conducted an on-site inspection of the building, while accompanied by licensee authorized representative Rebecca Eagle and assisted living director Mary Ketterer. A few physical plant items were identified to be out of compliance. On 12/14 and 12/15/2022, Ms. Eagle submitted documentation to demonstrate the items have been brought into compliance.

On 12/15/2022, Mr. Christensen emailed that BFS approved a physical plant corrective action that was made to come into compliance with fire safety rules, in response to my on-site inspection findings.

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/permit for this facility be issued to Clarkston Senior Living LLC. The terms of the license will enable the licensee to operate Monark Grove Clarkston, as a home for the aged with 83 bed capacity and programs for aged and Alzheimer's disease or related condition care.



12/15/2022

Andrea Krausmann
Licensing Staff

Date

Approved By:



12/22/2022

Andrea L. Moore, Manager
Long-Term-Care State Licensing Section

Date