



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

February 16, 2023

Richard Fritz  
Shelby Comfort Care  
51831 VanDyke Ave.  
Shelby Township, MI 48315

RE: Application #: AH500413843  
Shelby Comfort Care  
51831 VanDyke Ave.  
Shelby Township, MI 48315

Dear Mr. Fritz:

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 77 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 #:** AH500413843

**Applicant Name:** Shelby Comfort Care, LLC

**Applicant Address:** 4180 Tittabawassee  
Saginaw, MI 48604

**Applicant Telephone #:** (989) 607-0001

**Authorized Representative:** Richard Fritz

**Name of Facility:** Shelby Comfort Care

**Facility Address:** 51831 VanDyke Ave.  
Shelby Township, MI 48315

**Facility Telephone #:** (586) 333-4940

**Application Date:** 08/16/2022

**Capacity:** 77

**Program Type:** ALZHEIMERS  
AGED

**II. METHODOLOGY**

08/16/2022	Enrollment
08/18/2022	Application Incomplete Letter Sent Updated 1326/RI 030 forms for Authorized Representative Richard Fritz
08/18/2022	File Transferred To Field Office Via SharePoint
08/22/2022	Contact - Document Received 1326/RI 030 for Richard Fritz
09/14/2022	Application Incomplete Letter Sent Policies & procedures requested sent to AR Richard Fritz.

11/14/2022 Inspection Completed-Fire Safety : C  
Temporary approval until 12/14/2022 by BFS inspector Brian Batten - This Renewal Inspection Report was completed for licensee AH500399165/AH500387033 Hampton of Shelby at this same address and can be used as an Original BFS inspection for this new applicant.

11/30/2022 Inspection Completed-Fire Safety : A  
Re-check Annual inspection approval by Brian Batten

11/30/2022 Contact - Document Received  
Attestation letter from authorized representative Richard Fritz that the facility's generator meets compliance with MCL333.21335

11/30/2022 Contact - Document Received  
Attestation letter from authorized representative Richard Fritz that no food will be served to non-residents i.e. resident family members, employees, vendors, visitors, etc. until a food service establishment license is attained and submitted to licensing.

11/30/2022 Contact - Document Received  
Attestation letter from authorized representative Richard Fritz that no resident funds and no refundable deposits will be held.

02/06/2023 Inspection Completed On-site  
Met with authorized representative Richard Fritz, administrator Alison Bickford, Chef Kelly Phipps and Maintenance Staff Jeff Volmer. A few items found out of compliance.

02/06/2026 Contact - Document Sent  
Email listing the items out of compliance:

**R325.1976(8)** The thermometer in the medication room refrigerator that held insulin and other medications was registering more than 45°F.

**R325.1979(3)** Various materials including Clorox spray cleaner, bottles of nail polish, gel cleanser, Ocusoft eye lid scrub cleanser, and Integrity wound cleaner, were stored in an unlocked open-door medication storage room, that was accessible to the residents residing in the memory care unit. Also, there was an electric curling iron and electric razor accessible in this room.

**R325.1953(1)** The menu posted in assisted living area listed some food items, but it did not include all regular and therapeutic diets being served. Currently, the home serves regular, cardiac, diabetic, mechanical soft, and chopped diets.

**R325.1954** Chef Kelly Phipps presented lists of resident names that identified their individualized diets, and some food items that had been prepared but not the amount. It was not a complete record of the meal census of residents served and the kind and amount of food used.

02/09/2023      Contact - Document Received  
Videos submitted by administrator Alison Bickford demonstrating the thermometer in the medication room at 40°F, the items were removed from the unlocked drawers, and the medication room door is self-closing.

02/15/2023      Contact - Document Received  
Revised menus, meal census, and kind and amount of food forms submitted from Alison Bickford.

### **III. DESCRIPTION OF FINDINGS & CONCLUSIONS**

#### **A. Physical Description of Facility**

The facility at 51831 VanDyke Ave. Shelby Township, MI 48315, is a one-story wood frame type V (111) construction I-2 use building that was built in 2019 and has been continuously licensed and operated as a home for the aged.

It is located in the mid-western area of Macomb County. The building is free standing located behind commercial buildings, on the west side of Van Dyke Road, a five-lane road zoned 45 mph. It is located within a commercial retail district with residential single-family homes to the north of the building. Tall fencing borders the south side of the building, a protective measure from the nearby golf driving range. The driveway and parking lot are in the front and north side of the building.

The home has 58 residential units with a total approved capacity of 77 resident beds. The facility's main entrance leads into the assisted living area of the facility. This area is designed for residents that require assistance with activities of daily living. The assisted living area includes the lobby, administrative offices, conference room, the main kitchen, dining room, movie theater, hair salon, various activity spaces, and laundry service rooms. There are 44 residential units in this assisted living area with 15 units approved for double occupancy: Rooms 104, 105, 106, 107, 113, 117, 118, 119, 120, 201, 300, 301, 302, 311, and 313. Various unit configurations are available in this assisted living area including studios, one-bedroom units, and 2-bedroom units. Each assisted living

unit has its own attached bathroom with shower, compact refrigerator, and individualized heat/AC control.

The facility's memory care area is a designated hallway located along the southwest side of the building. It is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. There are 14 studio units in the memory care area, ten units are designated single occupancy and four are approved for double occupancy: Rooms 408, 409, 410, and 411. Each memory care unit has its own attached bathroom with shower and individualized heat/AC control.

The memory care area can be entered via the assisted living area. For resident safety, main exit doors in the memory care area are secured with numbered keypads that are to be opened with staff assistance. Windows in this area are equipped with stop devices so that they can only be opened a few inches, also for resident safety.

The memory care unit has its own dining room with a meal service area, a staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

A bed and bedside table along with towels, washcloths, and bedding are available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort.

Emergency pull cords are present in all resident bedrooms, bathrooms, and resident living rooms, if any, to summon assistance from staff. Personal emergency pendants are also available upon request to summon staff assistance.

The home is equipped with video monitoring cameras in hallways, common areas, and the exterior of the building. Staff utilize walkie-talkies devices to communicate with one another.

The facility has two exterior courtyard(s) surrounded by the building accessible to the residents in the assisted living and memory care area.

This facility has city water and sewer. 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 licensed under Chapter 19 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 the building is deemed to be uninhabitable by the fire department/first responders/administration.

## **B. Program Description**

This facility has been continuously licensed as a home for the aged since March 2019. As a result of a change of ownership, Shelby Comfort Care LLC submitted a home for the aged license application on 08/16/2022, under building fire safety type Chapter 19 Existing Health Facility.

A bill of sale dated 05/26/2022 was submitted to the department, which confirmed the changed ownership of the operation and necessitated application for a new license.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Shelby Comfort Care LLC is a domestic limited liability company with an organization date of 04/28/2022.

As a licensed home for the aged, Shelby Comfort Care LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Shelby Comfort Care. The facility also represents to the public the provision of services to individuals with Alzheimer's disease or related conditions. Initial and ongoing training will be provided to all staff including specialized training for those working in the memory care area.

On 11/30/2022, Shelby Comfort Care LLC's authorized representative Richard Fritz submitted a letter attesting Shelby Comfort Care will not hold resident funds nor refundable deposits. Therefore, no surety bond is necessary.

On 11/30/2022, Mr. Fritz submitted a letter attesting Shelby Comfort Care will not serve food to any non-residents, such as staff, residents' family members, and other visitors, unless and until the home attains a food services establishment license from Macomb County Health Department.

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

At the time this facility was initially licensed as a home for the aged, on 08/07/2019 the Dept. of LARA Health Facilities Engineering Section engineer Pier-George Zaroni completed an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 58 residential units, 44 units in the assisted living area and 14 units in the memory care area.

On 11/30/2022, Shelby Comfort Care LLC's authorized representative Richard Fritz submitted a letter attesting the facility's generator meets compliance with MCL333.21335, in that given an interruption of the normal electrical supply it is capable of providing no less than four hours of service and it generates enough power to provide lighting at all entrances and exits and to operate equipment to maintain fire detection, alarm, and extinguishing systems, telephone switchboards, heating plant controls, and

other critical mechanical equipment essential to the safety and welfare of the residents, personnel, and visitors.

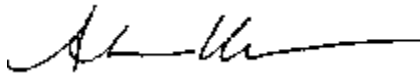
On 11/30/2022, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Brian Batten issued fire safety certification approval for the current licensee at this address. This approval may be utilized for this applicant.

On 02/06/2023, I conducted an on-site licensing inspection of the building with authorized representative Richard Fritz and administrator Alison Bickford. A few items were identified to be out of compliance with licensing statutes/administrative rules. On 02/09 and 02/15/2023, Ms. Bickford submitted documentation to demonstrate the items have been brought into compliance.

The study has determined substantial compliance with Public Health Code Act 368 of 1978, as amended, and the administrative rule requirements related to a licensed home for the aged.

#### IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged with 77 licensed beds and programs for aged and Alzheimer's disease or related condition care.



02/15/2023

---

Andrea Krausmann  
Licensing Staff

Date

Approved By:



02/16/2023

---

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

Date