



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

ORLENE HAWKS  
DIRECTOR

May 1, 2023

Angela McConnachie  
Marlette Senior Living  
2770 Main Street  
Marlette, MI 48453

RE: Application #: AL760408949  
The Heartlands (B1)  
6305 Bluewater Court  
Marlette, MI 48453

Dear Ms. McConnachie:

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 20 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) 643-7960.

Sincerely,

A handwritten signature in blue ink that reads "Kathryn A. Huber".

Kathryn A. Huber, Licensing Consultant  
Bureau of Community and Health Systems  
411 Genesee  
P.O. Box 5070  
Saginaw, MI 48605  
(989) 293-3234

enclosure

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

**I. IDENTIFYING INFORMATION**

|                               |  |
|-------------------------------|--|
| <b>License #:</b>             | AL760408949                                |
| <b>Applicant Name:</b>        | Marlette Senior Living                     |
| <b>Applicant Address:</b>     | 2770 Main Street<br>Marlette, MI 48453     |
| <b>Applicant Telephone #:</b> | (989) 217-9500                             |
| <b>Administrator:</b>         | Jenna Muxlow                               |
| <b>Licensee Designee:</b>     | Angela McConnachie                         |
| <b>Name of Facility:</b>      | The Heartlands (B1)                        |
| <b>Facility Address:</b>      | 6305 Bluewater Court<br>Marlette, MI 48453 |
| <b>Facility Telephone #:</b>  | (989) 217-9500                             |
| <b>Application Date:</b>      | 05/19/2021                                 |
| <b>Capacity:</b>              | 20   |
| <b>Program Type:</b>          | AGED                                       |

## II. METHODOLOGY

|            |  |
|------------|--|
| 05/19/2021 | Enrollment   |
| 06/03/2021 | Application Incomplete Letter Sent<br>\$285.00, Updated Application, 1326 for Daniel   |
| 06/03/2021 | Contact - Document Sent<br>Updated app, 1326   |
| 06/03/2021 | Inspection Report Requested - Fire   |
| 06/21/2021 | Contact - Document Received<br>\$285.00 chk #1103, updated app, 1326 for Daniel & Jean |
| 07/20/2021 | Application Incomplete Letter Sent   |
| 12/13/2022 | Inspection Completed-Fire Safety: A  |
| 03/02/2023 | Inspection Completed-BCAL Sub. Compliance  |
| 03/02/2023 | Inspection Completed- Env. Health: A   |
| 03/02/2023 | Application Complete/ Onsite Needed  |
| 03/08/2023 | Contact - Document Received<br>Received requested documentation                        |
| 04/20/2023 | Contact – Document Received<br>Received zoning approval verification                   |
| 05/01/2023 | Inspection Completed -BCAL Full Compliance   |
| 05/01/2023 | Recommend License issuance   |

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

#### A. Physical Description of Facility

The Heartlands (B1) is a large adult foster care group home 20-bed facility. The connected facility is a medium group home that will be licensed for memory care residents. The facility is a single-story vinyl sided building which has been newly constructed. The property is owned by Bluewater Healthcare Network and has agreed to operate an adult foster care facility at this location. A Certificate of Occupancy was signed by Bluewater Health Care Network on 01/23/2023. The Heartlands (B1) will be connected through a corridor to The Heartlands (B2). The Heartlands (B1) is located at 6305 Bluewater Court, in the City of Marlette, MI 48453. The City of Marlette gave approval to The Heartlands (B1) on November 19, 2019. The Heartlands (B1) is a ranch style built on a slab and here is ample parking for visitors.

The Heartlands (B1) has 20-private bedrooms. All bedrooms have a private full bathroom. There are two bathrooms when entering the facility for visitors. There is an individual forced air gas furnace in each room that will allow staff to regulate the room temperature to the preference of each resident. Staff will monitor the temperature in each room. The facility is within blocks of shopping medical care and a variety of services. The facility does not provide transportation for scheduled appointments and activities. Bus service is available. The Heartlands (B1) is street level and has two exit routes from the building.

The furnace and hot water heater are located in the maintenance room. The Maintenance room has a self-closing, 1-3/4-inch solid core door and is constructed of material that has a 1-hour-fire-resistance rating. The facility is equipped with interconnected, hardwire smoke detection system, with a battery back-up, which was installed by a licensed electrician and is fully operational. The Office of Fire Safety gave The Heartlands (B1) a full approval, 'A' rating on December 13, 2022.

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

| Bedroom # | Room Dimensions | Total Square Footage | Total Resident Beds |
|-----------|-----------------|----------------------|---------------------|
| #1        | 20.7 X 19.5     | 194 sq. feet         | 1                   |
| #2        | 20.7 X 19.5     | 194 sq. feet         | 1                   |
| #3        | 20.7 X 19.5     | 194 sq. feet         | 1                   |
| #4        | 20.7 X 19.5     | 194 sq. feet         | 1                   |
| #5        | 20.7 X 19.5     | 194 sq. feet         | 1                   |
| #6        | 20.7 X 19.5     | 194 sq. feet         | 1                   |
| #7        | 20.7 X 19.5     | 194 sq. feet         | 1                   |
| #9        | 20.7 X 19.5     | 194 sq. feet         | 1                   |
| #8        | 20.7 X 19.5     | 194 sq. feet         | 1                   |
| #9        | 20.7 X 19.5     | 194 sq. feet         | 1                   |

|     |             |              |   |
|-----|-------------|--------------|---|
| #10 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #11 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #12 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #13 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #14 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #15 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #16 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #17 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #18 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #19 | 20.7 X 19.5 | 194 sq. feet | 1 |
| #20 | 20.7 X 19.5 | 194 sq. feet | 1 |

The activity and dining room areas measure a total of 1465 square feet of living space. This exceeds the minimum of 35 square feet per resident requirement.

The Heartlands has public water and sewer system.

Based on the above information, it is concluded that this facility can accommodate **twenty (20)** residents. It is the licensee's responsibility not to exceed the facility's licensed capacity.

## **B. Program Description**

Admission and discharge policies, program statement, refund policy, personnel policies, and standard procedures for the facility were reviewed and accepted as written. The applicant intends to provide 24-hour supervision, protection, and personal care to **twenty (20)** male or female ambulatory adults whose diagnosis is aged, 55 to 99 years, in the least restrictive environment possible. Wheelchair users will be accepted. The program will include social interaction skills, personal hygiene, personal adjustment skills, and public safety skills. A personal behavior support plan will be designed and implemented for each resident's social and behavioral developmental needs. Residents will be referred from hospitals, rehabilitation facilities, and nursing homes.

If required, behavioral intervention and crisis intervention programs will be developed as identified in the assessment plan. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

The facility will make provision for a variety of leisure and recreational equipment. It is the intent of this facility to utilize local community resources including public schools and libraries, local museums, shopping centers, and local parks.

### **C. Applicant and Administrator Qualifications**

The applicant is Marlette Senior Living, L.L.C., which is a “Domestic Limited Liability Company,” was established in Michigan, on 09/26/2019. 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 Marlette Senior Living, L.L.C. has submitted documentation appointing Angela McConnachie as Licensee Designee for this facility and Jenna Muxlow as the Administrator of the facility.

A licensing record clearance request was completed with no lein convictions recorded for Angela McConnachie, the licensee designee, and Jenna Muxlow, the administrator. Both Angela McConnachie and Jenna Muxlow submitted a medical clearance request with statements from a physician documenting their good health and current TB-tine negative results.

Licensee Designee Angela McConnachie and Administrator Jenna Muxlow have provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The staffing pattern for the original license of this 20-bed facility is adequate and includes a minimum of 1-staff-to-20 residents while sleeping, and 1-staff-to15 residents while awake. Staffing will also depend on the needs of the residents. All staff shall be awake during sleeping hours.

Licensee Designee Angela McConnachie and Administrator Jenna Muxlow acknowledge an understanding of the training and qualification 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 resident ratio.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, “direct access” to residents or 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.identogo.com](http://www.identogo.com)) (Formerly L-1Enrollment, by Morpho Trust), and the related documents required to be maintained in each employees 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 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 volunteer and the retention schedule for all the documents contained within each employee's file.

Licensee Designee Angela McConnachie and Administrator Jenna Muxlow acknowledge 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 and accident involving a 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.

Licensee Designee Angela McConnachie and Administrator Jenna Muxlow acknowledge their responsibility to obtain all the required 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. In addition, 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 the documents contained within each resident's file.

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

#### **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 issuance of a temporary license to this AFC adult large group home (capacity 13-20).

*Kathryn Huber*

05/01/2023

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Kathryn A. Huber  
Licensing Consultant

Date

Approved By:

*Mary Holton*

05/01/2023

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Mary E. Holton  
Area Manager

Date