



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

May 15, 2023

Neil Hinkson
Straits Area Senior Living Community
255 S. Airport Rd.
St. Ignace, MI 49781

RE: Application #: AH490411476
Straits Area Senior Living Community
255 S. Airport Rd.
St. Ignace, MI 49781

Dear Mr. Hinkson:

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, with the exception of R325.1967(8) & R325.1976(16) that there is no janitor closet on the resident occupied floor and no janitor closet convenient to the kitchen; and R325.1975(1)(a) there is no separate soiled linen storage room.

On 05/12/2023, Straits Area Senior Living Community, Inc. owner Melissa Hinkson submitted a plan and timetable for correction of the physical plant, along with documented evidence of the availability and commitment of money for carrying out approved building program and a floor plan detailing the location and design of the building changes, to come into compliance. Therefore, a 6-month temporary license with a maximum capacity of 48 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 #:	AH490411476
Applicant Name:	Straits Area Senior Living Community, Inc.
Applicant Address:	2979 County Road 413 McMillan, MI 49853
Applicant Telephone #:	(906) 984-2030
Authorized Representative:	Neil Hinkson
Name of Facility:	Straits Area Senior Living Community
Facility Address:	255 S. Airport Rd. St. Ignace, MI 49781
Facility Telephone #:	(906) 984-2030
Application Date:	01/11/2022
Capacity:	48
Program Type:	AGED

II. METHODOLOGY

01/11/2022	Enrollment
01/20/2022	Application Incomplete Letter Sent 1326/Fingerprint/RI 030
01/20/2022	Contact - Document Sent BCAL 1605 to BFS & HFES
02/11/2022	Contact - Document Received 1326/RI 030
02/15/2022	File Transferred To Field Office Via SharePoint
02/17/2022	Application Incomplete Letter Sent
06/02/2022	Contact - Document Sent Application, BCAL 1603, BCAL 1606, LiveScan instructions and 1326A-FP & RI-030, and surety bond information all sent to owner Melissa Hinkson for updating/corrections.
06/02/2022	Contact - Document Received Updated/revised application dated 6/2/2022 received from Melissa Hinkson.
06/07/2022	Technical Assistance Responded to Melissa Hutchinson's email affirming that license AH490394332 for Castle Rock Retirement Center was closed on 7/8/21. Current applicant applied on 1/11/22. Under Chapter 18, the existing unlicensed facility is to be brought to up-to-date licensing standards by the new applicant. Bureau of Fire Services (BFS) inspector Jason Zorn is conducting the plan review.
06/09/2022	Contact - Document Sent Notified Jason Zorn of BFS of the application update on 6/2/22 adding 10 beds and ALZ/dementia program
06/09/2022	Contact - Document Sent Document review sent to AR M. Hinkson via email returned documents for revisions to meet compliance.
06/16/2022	Contact - Telephone call received Administrator emailed that Mackinac Co branch of the health dept. requested I contact them for food establishment license. Jody Ballard Technician/Clerk at LMAS District Health Dept

asked that I call Environmental Health Director Elizabeth Suggitt to discuss R325.1917(1)

06/21/2022 Contact - Telephone call made
Per their request, I called St. Ignace branch of the U.P. health dept. Elizabeth Suggitt (Environmental Health Director) and explained R325.1917(1).

06/21/2022 Construction Permit Received
Health Facilities Engineering Section (HFES) inspector Kasra Zarbinian project #20220046 construction permit.

07/22/2022 Contact - Document Received
Surety Bond received.

11/15/2022 Contact - Telephone call made
F/u call to Elizabeth Suggitt at U.P. Health Dept. re: status of food service establishment license but she is off duty for 2 weeks. Receptionist referred my call to Paula, left voice mail.

03/01/2023 Inspection Completed-Fire Safety: A
Ryan Byrne BFS inspector issued approval

04/10/2023 Occupancy Approval (AH ONLY)
HFES opening survey dated 4/6/23 by Kasra Zarbinian for 38 beds (not 48 as requested) received on 4/10/23.

04/11/2023 Inspection Completed On-site
Met with owner Melissa Hinkson and observed the following items to be out of compliance:

R325.1917(1) Food service establishment license not yet attained; MCL333.20201(1) Resident rights & responsibilities not posted; R325.1953 Menus needed; R325.1954 Meal census & kind and amt of food records needed; R325.1979(1) Two cabinet doors missing in 20 West – one from resident room & one from resident bathroom; R325.1976(13) need evidence of sanitization in dishwasher & in 3 part sink; R325.1976(13)(15) need to store ice scoop outside ice bin; R325.1976(10) need to store chemicals away from food/food service area; R325.1976(2) Three kitchen handwash lavatory sinks need wrist/foot/knee control; R325.1964(9) exhaust vent not working in hair salon & in two communal toilet rooms. Also, hair salon fan is controlled by on/off toggle switch and not continuously operated as required. Will discuss w/BFS R325.1917(2) kitchen window drop panel is not connected to fire system; Will discuss w/HFES R325.1967(8)

no janitor closet on floor; R325.1976(16) no janitor closet close to kitchen; R325.1975(1)(a) No soiled linen room; R325.1964(9) Also, will need exhaust ventilation in janitor closet(s) & soiled linen room.

- 04/12/2023 Referrals were made to Bureau of Fire Services (BFS) and Health Facilities Engineering Section (HFES) for physical plant items found to be out of compliance (above).
- 04/12/2023 Contact – Document Received
BFS inspector Ryan Byrne emailed he discussed the open pass-through window between kitchen/dining room with Bill O'Neil from Straits Area Senior Living Community. It was decided the drop down panel will be removed and covered with drywall. R. Byrne will confirm installation by asking B. O'Neil to submit photos afterward.
- 04/12/2023 Contact – Document Sent
Email to owner M. Hinkson & authorized representative N. Hinkson Re: 4/11/23 findings during on-site inspection: MCL333.20201(1); R325.1917(1); R325.1953(1); R325.1954, R325.1976(10); R325.1976(2); R325.1976(13); R325.1976(13)(15); R325.1979(1) - please submit evidence of compliance. Also, area manager A. Moore & I will discuss findings with BFS R325.1913(2); and with HFES R325.1967(8); R325.1976(16); R325.1975(1)(a); R325.1964(9) and then contact M. Hinkson & N. Hinkson about those issues.
- 04/13/2023 Contact – Document Received
Revised room sheets from HFES engineer K. Zarbinian n now approving 48 beds. There are 38 units, ten approved for double occupancy.
- 04/17/2023 Contact – Face to Face
A video meeting was held with HFES engineer Kasra Zarbinian, HFA licensing supervisor Andrea Moore, and myself. HFES interim supervisor Pier-George Zanoni was invited but did not attend.
- 04/20/2023 Contact – Telephone Call Made
Discussed w/owner Melissa Hinkson re: evidence of coming into compliance w/all items found during 4/11/23 onsite - including offer of building approval plan for licensure MCL333.20144 for soiled linen room and janitor closet.
- 04/20/2023 Contact – Document Sent

Follow-up email to telephone discussion above.

- 04/26/2023 Contact – Document Received
BFS inspector Ryan Byrne emailed "Bill has proved (sic) pictures that show the kitchen pass thru area appropriately finished off with drywall. This satisfies our concern with that area."
- 05/02/2023 Contact – Document Received
From Brad LaFave the facility's Finance Director:
Photos of resident rights posted, pass-thru kitchen window now enclosed in drywall, menus, meal census, repair of cabinet doors in resident room 20 west and the adjoining bathroom; 3 handwash lavatory kitchen sinks w/wrist control faucets in place; ice scoop stored outside ice machine; sanitization instructions for dishwasher & three part sink; kitchen chemicals stored in beauty shop ventilated room. Also, Mr. LaFave sent an attestation letter that the home has sufficient funds to build janitor closet and soiled linen room; and sent an attestation letter signed by owner M. Hinkson that no food will be served to non-residents unless/until a food service establishment license is attained.
- 05/03/2023 Contact – Document Received
Videos of three exhaust vents functioning while the light was turned off - to indicate they are operating continuously. Also, photos of the test strips for the dishwasher and 3-part sink.
- 05/04/2023 Contact – Document Received
Building plan and timetable for constructing a soiled linen room and a janitor closet convenient to the kitchen along with a floor plan for the proposed area submitted by owner Melissa Hinkson.
- 05/05/2023 Contact – Document received
Record form that will be used for kind and amount of food used.
- 05/08/2023 Contact – Document Received
Building Program Approval Template for constructing a soiled linen room and a janitor closet convenient to the kitchen, submitted by owner Melissa Hinkson.
- 05/10/2023 Contact – Document Received
Revised Building Program Approval received from area manager Andrea Moore. Forwarded to M. Hinkson for completion dates.
- 05/12/2023 Contact – Document Received

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

The building at 255 S. Airport Road St. Ignace is a single-story residential facility that was constructed in 2011. It was licensed and occupied as a home for the aged from 09/30/2014 until 7/08/2021. Since then, the facility has been unlicensed and unoccupied.

It is located in the south-central area of Mackinac County. The building is free standing located within a wooded area of single-family homes with a large pond directly behind the building. There are many small businesses and tourist attractions nearby. The driveway and parking lot are along the front of the building.

The facility has 38 residential units, and the applicant requested a total approved capacity of 48 resident beds. The building is designed for residents that require assistance with activities of daily living. The facility's main entrance leads into a lobby with an open dining room and two main hallways, one to the east and one to the west, that house the residential units. The facility also includes administrative offices, the main kitchen, movie theater, hair salon, activity space, staff break room, staff offices/desk areas, and laundry service room. There are 38 residential units in this assisted living area with ten units approved for double occupancy by Health Facilities Engineering Section (HFES) engineer Kasra Zarbinian. Specifically, those room numbers are: To the west hallway 3W, 4W, 5W, 6W, 11W, 13W, and to the east hallway 5E, 6E, 7E and 13E.

Various residential unit configurations are available in this assisted living including studios, one-bedroom units, and one-bedroom deluxe units. Each residential unit has its own attached bathroom with shower and individualized heat/AC thermostat. Compact refrigerators are also available in the residential units. The facility has ramped decking to the rear of the building, for residents to enjoy time outdoors.

Emergency pull cords are present in all resident bedrooms and bathrooms to summon assistance from staff. Staff will utilize tablet devices to receive notifications from the pull cords. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building. Main exit doors are alarmed for security.

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

This facility has municipal water and sewer and 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 18 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.

With HFES occupancy approval, this implies the facility's emergency generator meets compliance with MCL333.21335, confirming that during an interruption of the normal electrical supply it provides no less than four hours of service and 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.

B. Program Description

On 01/11/2022, Straits Area Senior Living Community, Inc. submitted application for a home for the aged license under building fire safety type Chapter 18 New Health Facility with a program for serving aged residents.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Straits Area Senior Living Community, Inc. is a domestic profit corporation with an incorporation date of 12/16/2021.

As a licensed home for the aged, Straits Area Senior Living Community, Inc. proposes to provide room, board, and supervised personal care to individuals aged 55 and older in the facility known as Straits Area Senior Living Community.

On 07/22/2022, Straits Area Senior Living Community, Inc. submitted a surety bond to insure the department for the benefit of holding resident funds in trust and/or holding refundable deposits. It is expected that the bond shall continue in an amount equal to not less than 1-1/4 times the average balance of resident funds held during the prior year.

On 05/02/2023, owner Melissa Hinkson submitted an attestation letter that no food will be served to non-residents, such as staff, residents’ family members, vendors, and other visitors, unless and until a food services establishment license is attained via the local county health department.

C. Rule/Statutory Violations

On 03/01/2023, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector Ryan Byrne BFS inspector issued a fire safety certification approval.

However, during my on-site licensing inspection on 04/11/2023, I observed the kitchen/dining room roll down window panel was manually operated, and not connected to the fire suppression system for automatic drop down. On 04/12/2023, I made a referral to BFS. Mr. Byrne replied via email that he communicated with Bill O'Neil at Straits Area Senior Living Inc. Mr. O'Neil proposed removing the roll down panel and finishing off the window opening with 5/8 drywall to create the required smoke partition rating for that wall. In doing so, they would be sealing the penetration of the existing smoke partition. Mr. Byrne wrote that BFS would not require 1-hour fire rating material and would not require a submittal to plan review. Once completed, Mr. O'Neil sent photos of the repair to Mr. Byrne for approval. On 04/26/2023, Mr. Byrne emailed that "Bill has proved (sic) pictures that show the kitchen pass thru area appropriately finished off with drywall. This satisfies our concern with that area."

On 04/10/2023, the Dept. of LARA Health Facilities Engineering Section (HFES) engineer Kasra Zarbinian submitted an Opening Survey with Occupancy Approval dated 04/06/2023, room sheets, and floor plan approving 38 residential units. On 04/13/2023, Mr. Zarbinian revised the room sheets with ten units having double occupancy for a total capacity of 48 beds.

Mr. Zarbinian's Opening Survey Report with occupancy approval indicates the facility is equipped with a generator that 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 04/11/2023, I conducted an on-site inspection of the building, while accompanied by Straits Area Senior Living Community, Inc.'s owner Melissa Hinkson. Some physical plant and other items were identified to be out of compliance. On 04/12/2023, I sent a list of those items to Ms. Hinkson and Straits Area Senior Living Community Inc's authorized representative Neil Hinkson.

On 04/26/2023, Mr. Byrne emailed that BFS approved the physical plant corrective action that was made, of removing the kitchen/dining room roll down window panel and replacing it with drywall, in response to my on-site inspection findings.

On 05/02, 05/03, and 05/04/2023, Ms. Hinkson and the facility's finance director Brad LaFave submitted documentation to demonstrate most items have been brought into compliance.

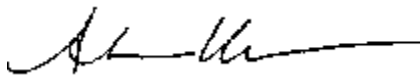
On 05/12/2023, applicant Ms. Hinkson submitted a plan and timetable for correction for the remaining physical plant deficiencies, along with evidence of the availability and commitment of money for carrying out the approved building program, and a floor plan detailing the location and design of the building changes, to come into compliance with the following physical plant items:

- R325.1967(8) Installation of a janitor closet on the resident occupied floor.
- R325.1976(16) Installation of a janitor closet convenient to the kitchen.
- R325.1975(1)(a) Installation of a soiled linen room.
- R325.1964(9) Continuously functioning exhaust ventilation installed and functioning in all required rooms such as bathing rooms, beauty shops, toilet rooms, soiled linen rooms, janitor closets and trash holding rooms with a minimum of 10 air changes per hour.

In accordance with MCL333.20144, the applicant provided a plan and timetable for correction of physical plant deficiencies and items of non-compliance. This includes documented evidence of the availability and commitment of money for carrying out the approved building program and includes any other documentation the department reasonably requires assuring compliance with the plan and timetable. Therefore, the department may issue a license to an applicant, who temporarily is unable to comply with the rules as to the physical plant owned, maintained, or operated by Straits Area Community Living Inc.

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 48 licensed beds and program for aged individuals requiring assistance with activities of daily living.



05/12/2023

Andrea Krausmann
Licensing Staff

Date

Approved By:



05/15/2023

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

Date