



STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

GRETCHEN WHITMER  
GOVERNOR

ORLENE HAWKS  
DIRECTOR

May 18, 2023

Shahid Imran  
Hampton Manor of Burton  
2105 Center Rd  
Burton, MI 48519

RE: Application #: AH250410173  
Hampton Manor of Burton  
2105 Center Rd  
Burton, MI 48519

Dear Mr. Imran:

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 102 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**

<b>License #:</b>	AH250410173
<b>Applicant Name:</b>	Hampton Manor of Burton LLC
<b>Applicant Address:</b>	2105 South Center Rd. Burton, MI 48519
<b>Applicant Telephone #:</b>	(989) 971-9610
<b>Authorized Representative:</b>	Shahid Imran
<b>Name of Facility:</b>	Hampton Manor of Burton
<b>Facility Address:</b>	2105 Center Rd Burton, MI 48519
<b>Facility Telephone #:</b>	(810) 553-3355
<b>Application Date:</b>	09/02/2021
<b>Capacity:</b>	102
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

09/02/2021	Enrollment
09/09/2021	Application Incomplete Letter Sent
03/14/2022	Contact - Document Received 1326 & Ri030
03/17/2022	Application Incomplete Letter Sent Policies and procedures requested.
05/01/2023	Inspection Completed-Fire Safety: A Re-check Final Bureau of Fire Services (BFS) approval by John Smith BFS inspector.
05/15/2023	Contact - Document Received Attestation dated 02/01/2023 of no food served to non-residents signed by authorized representative Shahid Imran.
05/15/2023	Contact - Document Received Attestation dated 02/01/2023 of no resident funds held including no refundable deposits signed by authorized representative Shahid Imran.
05/16/2023	Occupancy Approval (AH ONLY) Austin Webster Health Facilities Engineering Section (HFES) Engineer.
05/16/2023	Inspection Completed On-site Conducted with Authorized Representative/Administrator Shahid Imran's assistant Carol Cancio.
05/18/2023	Contact - Document Received Austin Webster, HFES Engineer, submitted revised room sheets due to error/omission.

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Hampton Manor of Burton is a newly constructed 2023, one-story I-2 construction residential facility located in central Genesee County. The building is on the east side of S. Center Road, a five-lane highway zoned 45 mph. There are single-family residential homes interspersed with small manufacturing, medical practices, and retail buildings nearby. The driveway wraps around the building with parking available in the front and south side of the building. A nearby drainage/retaining pond is enclosed with cyclone fencing.

The home has a total of 79 residential units with a capacity of 102 resident beds. The facility's main entrance enters 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, private dining/conference room, the main kitchen, dining room, movie theater, hair salon, staff offices/desk areas, various activity spaces, a spa room, and three laundry service rooms. There are 60 residential units in this assisted living area with various unit configurations including studio, one-bedroom and two-bedroom apartments. There are 23 units approved for double occupancy: Rooms 101, 102, 104, 106, 108, 201, 202, 204, 205, 206, 208, 210, 302, 304, 306, 308, 310, 402, 404, 406, 408, 410, and 412. The remaining 37 rooms are single occupancy for a total capacity of 83 assisted living beds.

The facility's memory care area is a designated hallway located along the east side 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 can be entered via the assisted living area. There are 19 single occupancy residential units in memory care. 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. Windows in the memory care unit rooms are equipped with stop screws to prevent them from being opened more than a few inches for resident safety. The memory care unit has its own dining room, meal service area, staff office/desk area, and activity space. Meals are prepared in the main kitchen and then transported into the memory care unit for serving.

Each residential unit has an HVAC thermostat and an attached bathroom with shower. Compact refrigerators will be available in assisted living units. Emergency pull cords are available in all bathrooms to summon assistance from staff. Emergency pendants will also be available for assisted living residents to wear and call staff for help. Staff will utilize walkie-talkies and android phones to communicate with one another and for notification of door alarms, emergency call pendants and pull cords that have been activated.

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 surrounded by the building and readily accessible to the assisted living area residents. Some assisted living units have sliding glass doors that provide direct access to the exterior courtyards. There are two additional courtyards to service the memory care area. Each of these memory care courtyards is enclosed with an approximately six-foot tall gated decorative metal fence.

The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a Chapter 18 new 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 first responders or administration. This facility has city water and sewer.

The home has a natural gas powered 100-kilowatt generator that in accordance with MCL 333.21335, during an interruption of the normal electrical supply, it is capable to provide not less than four hours of service and generating 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**

The facility is owned and operated by Hampton Manor of Burton LLC. A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Hampton Manor of Burton LLC is a domestic limited liability company with an organization date of 08/03/2020.

On 09/02/2021, Hampton Manor of Burton LLC submitted application for a home for the aged license under building fire safety type Chapter 18 New Health Facility with programs for serving aged residents and those with Alzheimer’s disease or a related condition. As a licensed home for the aged, Hampton Manor of Burton LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older. 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 05/16/2023, authorized representative Shahid Imran submitted an attestation letter dated 02/01/2023, attesting that Hampton Manor of Burton LLC will not be serving food to any non-residents, such as residents’ family members, employees, vendors, and other visitors, unless and until a food service establishment license is attained through the Genesee County Health Department.

On 05/16/2023, Mr. Imran also submitted an attestation letter dated 02/01/2023, attesting that Hampton Manor of Burton LLC will not hold resident funds nor refundable deposits. Therefore, no surety bond is required.

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

On 05/01/2023, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector John Smith issued fire safety certification approval.

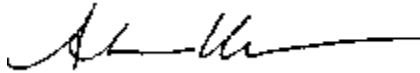
On 05/18/2023, the Dept. of LARA Health Facilities Engineering Section engineer Austin Webster submitted an Opening Survey with Occupancy Approval, Room Sheets, and Floor Plan approving 79 residential units, specifically 19 in memory care and 60 in assisted living, with 23 assisted living units having double occupancy, for a total capacity of 102 beds.

On 05/16/2023, I conducted an on-site inspection of the building. I met with Carol Cancio, assistant to the facility's owner/authorized representative Shahid Imran.

The study has determined substantial compliance with home for the aged 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 102 licensed beds and programs for aged and Alzheimer's disease or related condition care.



05/18/2023

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Andrea Krausmann  
Licensing Staff

Date

Approved By:



05/18/2023

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

Date