



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

November 6<sup>th</sup>, 2024

David Phillips  
Meadow Valley  
5143 North Long Lake Rd  
Traverse City, MI 49684

RE: Application #: AH280407697  
Meadow Valley  
5143 North Long Lake Rd  
Traverse City, MI 49684

Dear Stephanie Hess:

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 54 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 cursive script that reads "Kimberly Horst".

Kimberly Horst, Licensing Staff  
Bureau of Community and Health Systems  
611 W. Ottawa Street  
Lansing, MI 48909

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AH280407697
<b>Applicant Name:</b>	Oakleaf Village of Traverse City, LLC
<b>Applicant Address:</b>	Suite 200 160 West Main Street New Albany, OH 43054
<b>Applicant Telephone #:</b>	(614) 863-4640
<b>Authorized Representative/Administrator:</b>	David Phillips
<b>Name of Facility:</b>	Meadow Valley
<b>Facility Address:</b>	5237 Sheffer Farm Rd Traverse City, MI 49684
<b>Facility Telephone #:</b>	(614) 552-5627
<b>Application Date:</b>	03/04/2021
<b>Capacity:</b>	54
<b>Program Type:</b>	AGED ALZHEIMERS

## II. METHODOLOGY

03/04/2021	Enrollment
03/19/2021	Application Incomplete Letter Sent needs fingerprints
07/01/2021	Contact - Document Received 1326/Fingerprint/RI 030 for Stephanie Hess
07/01/2021	File Transferred To Field Office GR - via SharePoint
08/19/2021	Application Incomplete Letter Sent requested policies and procedures
10/07/2021	Plan Review Received HFES Austin Webster identified 18 items that need to be addressed project #20210107
10/25/2024	Inspection Needed
10/29/2024	Inspection Completed On-Site
11/06/2024	Recommend License Issuance

## III. DESCRIPTION OF FINDINGS & CONCLUSIONS

### A. Physical Description of Facility

Meadow Valley is a two story, 54 bed home for the aged that offers memory care services. The facility was recently constructed in 2024.

The facility's memory care area has four units within two-story wings. Each separate unit has resident rooms, laundry, warming kitchens, dining areas, and activity areas. Meals are prepared in the main kitchen and then transported into the memory care unit for serving. The first floor has the Azalea Unit (rooms 512-522) and the Birch Unit (rooms 501-511). Both of these units have five semi-private one-bedroom units, and the remaining six units are private studios with a total of 16 beds on each unit. The second floor has the Cherry Unit (rooms 612-622) and the Dogwood Unit (rooms 601-611). Both of these units are entirely private units with single occupancy with a total of 11 beds on each unit.

The memory care unit is a secured unit designed for individuals who have been diagnosed with Alzheimer's disease or a related condition. For resident safety, all entrance/exit doors into the memory care area are secured with key fob keypads that

can be opened with staff assistance. Each unit has its own attached bathroom with shower and HVAC complete with a thermostat for the resident's control. Windows in the memory care unit rooms are secured for resident safety.

The apartments are outfitted with a full bathroom that have a sink, toilet, storage cabinetry and walk in shower. Each resident apartment is outfitted with a call system that summon staff for assistance by means of pull cords located in each bathroom and living area. In addition, residents will be given the option to wear a call pendant and when activated, provide an alert notification to staff I-Pads that are carried on their person.

The facility has an emergency generator that is compliant with MCL 333.21335. Essential services are maintained during power outages such as heating and cooling, kitchen equipment, designated outlets, and the fire detection system. The facility is outfitted with approved fire suppression systems throughout the building.

Oakleaf Village of Traverse City, LLC is the licensee of Meadow Valley. A review of the Department of Licensing and Regulatory Affairs *Corporations Online Filing System* revealed Oakleaf Village of Traverse City, LLC is a Domestic Limited Liability Company with an organization date of 11/02/2021.

## **B. Program Description**

As a licensed home for the aged, Oakleaf Village of Traverse City, LLC proposes the facility Meadow Valley is 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 staff working in the memory care area.

The facility allows residents to choose their own pharmacy, primary health physician, specialist, licensed health care agency and/or hospice agency. The facility will have two visiting physicians visit the facility on a weekly basis.

The facility does not intend to hold any resident funds and does not permit the use of bed rails. Munson Medical Care Hospital along with banking, pharmacy, retail and food establishments are located within a short driving distance of the facility.

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

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 Meadow Valley. The terms of the license will enable the licensee to operate a home for the aged with 54 licensed beds and programs for aged and Alzheimer's disease or related condition care.



11/06/2024

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Kimberly Horst  
Licensing Staff

Date

Approved By:



11/06/2024

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

Date