



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

July 8, 2025

Renae-Marie Kiehler
Innovative Housing Dev Corp
Suite 5
3051 Commerce Drive
Fort Gratiot, MI 48059

RE: License #: AS740411463
Investigation #: 2025A0580036
Vine Group Home

Dear Renae Kiehler:

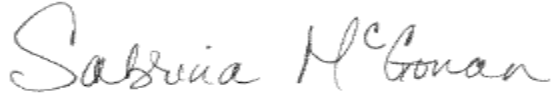
Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- The signature of the responsible party and a date.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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 cursive script that reads "Sabrina McGowan". The ink is dark and the signature is fluid.

Sabrina McGowan, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(810) 835-1019

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AS740411463
Investigation #:	2025A0580036
Complaint Receipt Date:	06/03/2025
Investigation Initiation Date:	06/04/2025
Report Due Date:	08/02/2025
Licensee Name:	Innovative Housing Dev Corp
Licensee Address:	Suite 5 3051 Commerce Drive Fort Gratiot, MI 48059
Licensee Telephone #:	(810) 385-4463
Administrator:	Melinda Campbell
Licensee Designee:	Renae-Marie Kiehler
Name of Facility:	Vine Group Home
Facility Address:	1984 Vine St. St. Clair, MI 48079
Facility Telephone #:	(810) 328-4860
Original Issuance Date:	07/01/2022
License Status:	REGULAR
Effective Date:	01/01/2025
Expiration Date:	12/31/2026
Capacity:	6
Program Type:	PHYSICALLY HANDICAPPED DEVELOPMENTALLY DISABLED

	MENTALLY ILL
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II. ALLEGATION(S)

	Violation Established?
Resident A was left to handle a dangerous grill fire near a propane tank without staff intervention.	Yes

III. METHODOLOGY

06/03/2025	Special Investigation Intake 2025A0580036
06/04/2025	Special Investigation Initiated - On Site Unannounced onsite.
06/04/2025	Contact - Face to Face Interview with Resident A.
06/06/2025	APS Referral Referred to APS.
06/18/2025	Contact - Telephone call made Call to Kaitlyn Smith, Supports Coordinator at St. Clair County Community Mental Health.
06/18/2025	Contact - Telephone call made Call to Rhonda Penley, Direct Staff.
07/01/2025	Contact - Telephone call made Spoke with Supports Coordinator for Resident A, Kaitlyn Smith.
07/01/2025	Contact - Telephone call made Spoke with Rhonda Penley, Direct Staff.
07/02/2025	Contact - Telephone call made Spoke with Josalan Hilbec-Young, Direct Staff.
07/08/2025	Exit Conference Exit Conference with Melinda Campbell, License Administrator.

ALLEGATION:

Resident A was left to handle a dangerous grill fire near a propane tank without staff intervention.

INVESTIGATION:

On 06/03/2025, I received a complaint via LARA-BCHS-Complaints. The complaint alleged Resident A was left to handle a dangerous grill fire near a propane tank without staff intervention.

On 06/04/2025, I conducted an unannounced onsite inspection at Vine Home AFC. Contact was made with Shanna Stephenson, Home Manager (HM). HM Stephenson stated that Resident A has permission to cook and is actually preparing to move into an Independent Living setting. HM Stephenson stated that this was the first time starting the grill this year. The fire started due to the tray at the bottom of the gas grill not having been cleaned from its previous use. HM Stephenson stated that although she was not present, she was informed the following day. Staff have since cleaned and dumped the debris, that was in the tray at the bottom of the grill.

On 06/04/2025, while onsite, I interviewed Resident A. Resident A was observed while in the van with a staff member, preparing to depart the home. Resident A was observed as adequately dressed and groomed. No concerns regarding his care were noted. Resident A stated that the grease from the bratwurst being grilled caused a fire in the tray at the bottom of the gas grill. Resident A stated that as a resolve he took the bratwurst off the grill and turned it off. Resident A stated that the tray needed to be cleaned. Resident A stated that it was fine and no big deal.

While onsite I observed a resident in the living room watching television. This resident was observed as adequately dressed and groomed. No concerns regarding the care being received were noted.

On 06/04/2025, while onsite I received a copy of the AFC Assessment Plan and the St. Clair Community Mental Health IPOS for Resident A, dated 08/06/2024-08/05/2025. The assessment plan indicates that Resident A does not assist with household chores. The IPOS indicates that Resident A enjoys cooking, with AFC staff reporting that Resident A is grill master cooking on the grill. The plan indicates that Resident A will utilize his strengths. "Liking to cook", is identified as one of Resident A's strengths. Resident A's social network of staff, peers, family and AA/NA will assist in maintaining these outcomes, so that Resident A can move to less intensive services, like living independently, once approved.

On 06/06/2025, I made a referral to Adult Protective Services (APS). The allegations alleged in this complaint were reported to APS.

On 06/18/2025, I placed a call to Kaitlyn Smith, Supports Coordinator (SC) at St. Clair County Community Mental Health (SCCMH), assigned to Resident A. A voice mail message was left requesting a return call.

On 06/18/2025, I placed a call to Rhonda Penley, Direct Staff. A voice mail message was left requesting a return call.

On 07/01/2025, I spoke with Supports Coordinator for Resident A, Kaitlyn Smith. SC Smith stated that it is ok for Resident A to cook in the home and strongly encouraged for Resident A to participate in household chores for growth in these areas, as Resident A will be moving to an independent living setting sometime next week. While it is encouraged that Resident A is allowed to cook, it is the expectation that staff will be present, alongside the resident, ensuring that the resident remains safe. SC Smith stated that these expectations are not in writing and will be revisited in the assessment plan and IPOS for future reference.

On 07/01/2025, I interviewed Direct Staff, Rhonda Penley. Staff Penley recalled that she and staff Jocelyn Hilbec-Young were both working on the day in question. While Resident A was preparing to start the grill, staff Hilbec-Young inquired whether someone should stay with Resident A while grilling. Staff Penley stated that she told staff Hilbec-Young, "yes", he prefers for staff to stay. Staff Penley then went inside to begin to prepare food. Staff Penley assumed staff Hilbec-Young would stay outside, however, she came inside shortly behind her. Next thing she recalled is Resident A calmly yelling inside that there was a fire on the grill. Staff Penley stated that they shut the grill down, removed the food, and continued to finish cooking inside.

On 07/02/2025, I interviewed Direct Staff, Jocelyn Hilbec-Young. Staff Hilbec-Young stated that she began working at the home in April of 2025. Staff Hilbec-Young stated that it was their first time grilling and she inquired with senior staff, Rhonda Penley, if someone needed to be with Resident A while grilling, to which she replied "no". Staff Hilbec-Young recalled that she was cooking in the kitchen when Resident A yelled through the window that the grill was on fire. Staff Hilbec-Young then ran outside. Staff Hilbec-Young stated that she does not know where staff Penley was when the incident occurred, however, she also ran outside. They then opened the grill to let the smoke out and turned off the burners causing the fire to subside.

On 07/08/2025, I conducted an exit conference with license administrator Melinda Campbell. Administrator Campbell was informed of the findings of this investigation. Administrator Campbell understands the reasons for the violation. Administrator Campbell will review the Household Chores section of the assessment plans for the residents remaining in the home to ensure compliance.

APPLICABLE RULE	
R 400.14305	Resident protection.
	(3) A resident shall be treated with dignity and his or her personal needs, including protection and safety, shall be attended to at all times in accordance with the provisions of the act.
ANALYSIS:	<p>It was alleged that Resident A was left to handle a dangerous grill fire near a propane tank without staff intervention.</p> <p>Home Manager Shanna Stephenson stated that the fire started due to the tray at the bottom of the gas grill not having been cleaned from its previous use. Staff have since dumped cleaned and the tray.</p> <p>Resident A stated that the grease from the bratwurst being grilled caused a caused a fire in the tray at the bottom of the gas grill.</p> <p>The AFC Assessment plan reviewed for Resident A indicates that Resident A does not assist with household chores. The IPOS indicates that Resident A enjoys cooking, with AFC staff reporting that Resident A is grill master cooking on the grill. The plan indicates that Resident A will utilize his strengths. "Liking to cook", is identified as one of Resident A's strengths.</p> <p>Kaitlyn Smith, St, Clair County CMH Supports Coordinator for Resident A, stated that it is ok for Resident A to cook in the home and strongly encouraged for Resident A to participate in household chores for growth in these areas. It is the expectation that staff will be present, alongside the resident to ensure safety.</p> <p>Direct Staff, Rhonda Penley stated that she told staff Hilbec-Young that Resident A prefers someone to supervise him while grilling. Staff Penley then went inside to begin to prepare food. Staff Penley assumed staff Hilbec-Young would stay outside, however, she came inside shortly behind her. Next thing she recalls is Resident A calming yelling inside that there was a fire on the grill.</p>

	<p>Direct Staff, Jocelyn Hilbec-Young. Staff Hilbec-Young stated that it was their first time grilling and she inquired with senior staff, Rhonda Penley, if someone needed to be with Resident A while grilling, to which she replied "no". Staff Hilbec-Young recalls that she was cooking in the kitchen when Resident A yelled through the window that the grill was on fire.</p> <p>Based upon my investigation, which consisted of interviews with facility staff members, Resident A, and Kaitlyn Smith, St, Clair County CMH Supports Coordinator for Resident A as well as a review of relevant facility documents pertinent to the allegation, there is enough evidence to substantiate the allegation</p>
CONCLUSION:	VIOLATION ESTABLISHED

IV. RECOMMENDATION

Upon the receipt of an approved corrective action plan, no change to the status of the license is recommended.

 July 8, 2025

Sabrina McGowan Date
Licensing Consultant

Approved By:

 July 8, 2025

Mary E. Holton Date
Area Manager