



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

MARLON I. BROWN, DPA  
DIRECTOR

October 27, 2025

Champaign Brown  
Serenity Meadows Assisted Living LLC  
426 E. Bloomfield  
Royal Oak, MI 48073

RE: Application #: AS630419494  
Serenity Meadows 2  
218 N Rembrant  
Royal Oak, MI 48067

Dear Champaign Brown:

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 4 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 (248) 972-9136.

Sincerely,

A handwritten signature in cursive script that reads "Kristen Donnay".

Kristen Donnay, Licensing Consultant  
Bureau of Community and Health Systems  
Cadillac Place  
3026 W. Grand Blvd. Ste 9-100  
Detroit, MI 48202  
(248) 296-2783

enclosure

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

**I. IDENTIFYING INFORMATION**

<b>License #:</b>	AS630419494
<b>Licensee Name:</b>	Serenity Meadows Assisted Living LLC
<b>Licensee Address:</b>	426 E. Bloomfield Royal Oak, MI 48073
<b>Licensee Telephone #:</b>	(313) 346-7646
<b>Licensee Designee/Administrator:</b>	Champaign Brown
<b>Name of Facility:</b>	Serenity Meadows 2
<b>Facility Address:</b>	218 N Rembrant Ave Royal Oak, MI 48067
<b>Facility Telephone #:</b>	(248) 307-7165
<b>Application Date:</b>	04/29/2025
<b>Capacity:</b>	4
<b>Program Type:</b>	DEVELOPMENTALLY DISABLED MENTALLY ILL

## II. METHODOLOGY

04/29/2025	On-Line Enrollment
04/30/2025	PSOR on Address Completed
04/30/2025	File Transferred To Field Office
05/16/2025	Application Incomplete Letter Sent
06/02/2025	Contact - Document Received Program statement, policies, proof of ownership
07/17/2025	Contact - Document Sent Requested additional documents- home needs bathroom on second floor
07/18/2025	Contact - Document Received Copy of budget
08/05/2025	Contact - Document Received Permission to inspect
09/10/2025	Contact - Document Received Email from applicant- bathroom addition completed, ready for inspection
09/23/2025	Inspection Completed On-site
09/23/2025	Inspection Completed-BCAL Full Compliance
10/06/2025	Contact - Document Received Updated fingerprint forms
10/08/2025	Comment FP sent to Ashley.
10/14/2025	SC-Application Received - Original
10/14/2025	Application Complete

### III. DESCRIPTION OF FINDINGS & CONCLUSIONS

This evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the Administrative Rules and Regulations applicable to the licensure of small group facilities (1-6), licensed or proposed to be licensed after 05/24/1994.

#### A. Physical Description of Facility

Serenity Meadows 2 is located in a suburban residential area at 218 N Rembrant Ave, Royal Oak, MI 48067. The home is a bungalow style home with two single occupancy bedrooms, one full bathroom, a kitchen, living room, and dining area on the main floor. The second floor has one double occupancy bedroom with a full bathroom attached.

Serenity Meadows 2 is located less than five miles away from Corewell Health William Beaumont University Hospital, which includes a 24/7 emergency department. The facility is a short distance from many restaurants, recreational facilities, shopping centers, medical facilities, and places of worship. The Royal Oak Police Department responds to emergency calls from the home.

The furnace and hot water heater are located in a utility room in the basement, which is equipped with a 1¾ inch solid core door equipped with an automatic self-closing device and positive latching hardware. The laundry room is also located in the basement. The facility is equipped with an interconnected smoke detection system, which is fully operational. The home has public water and sewer.

The bedroom and bathroom doors are equipped with positive latching, non-locking against egress hardware. All of the bedrooms have adequate space, bedding, and storage. All of the bedrooms have a chair and mirror. During the onsite inspection, I observed that the home was in substantial compliance with rules pertaining to maintenance and sanitation.

The home has two primary means of egress equipped with non-locking against egress hardware. The home is not qualified for admission of residents who use a wheelchair, as it is not equipped with ramps at the means of egress and there are steps leading to bedroom #3.

Resident bedrooms were measured and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	10.7 x 8.9	95.2	1
2	11 x 9.2	101.2	1
3	23.2 x 10.2	236.6	2

**Total capacity: 4**

The living room and dining room areas offer over 205 square feet of living space, which exceeds the required 35 square feet of living space per resident.

Based on the above information, it is concluded that this facility can accommodate four 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 Serenity Meadows 2 were reviewed and accepted as written. Serenity Meadows 2 will provide personal care, supervision, and protection, in addition to room and board, on a 24-hour/day schedule, seven days per week. Serenity Meadows 2 will provide long term care to individuals, both male and female, aged 18 and over with developmental disabilities and/or mental illness. Serenity Meadows 2 will provide assistance with activities of daily living including dressing, bathing, personal hygiene, laundry, meal preparation, feeding, and medication administration.

Serenity Meadows 2 specializes in the care of individuals with emotional and educational deficits, or behaviors with the exclusion of violent or sexually explicit behaviors. It is the goal of the program to enhance and develop individual lifestyles that will facilitate community inclusion and participation. Efforts will be directed towards providing everyone with services, choices, and the supports necessary to allow each individual to attain their fullest potential for growth and development. Individualized service plans will be provided to individuals in a relaxed and least restrictive community setting. The program will offer an array of services and supports that provide training, protection, guidance, supervision, and a sense of security, self-worth, and self-determination. Individuals receiving services will be afforded opportunities to fulfill a variety of individual needs and interests in the least restrictive/most normalizing environment through a comprehensive program of skills training, support, and supervision. The program will allow maximum independent functioning while meeting the needs and preferences of the individual. Training, supervision, transportation, and support will be offered in the areas of self-care skills, academic skills, health and safety skills, social skills, community skills, housekeeping skills, self-determination, and behavior support. Community resources will be utilized for medical and dental services, religious observation, community involvement, and recreation.

The proposed staffing pattern for the original license of this four-bed facility is adequate and includes a minimum of one staff to four residents per shift. The applicant acknowledged that the staff to resident ratio may need to be adjusted in order to provide the level of supervision or personal care required by the residents due to changes in their behavioral, physical, or medical needs.

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

The applicant is Serenity Meadows Assisted Living LLC which is a “Domestic Limited Liability Company”, established in Michigan on 10/16/2023. Champaign Brown is the registered agent for the LLC. The applicant provided an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

Serenity Meadows Assisted Living LLC appointed Champaign Brown as the licensee designee and administrator of the facility. Champaign Brown has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules.

The licensee designee/administrator, Champaign Brown, is a licensed registered nurse and has an associate degree in applied science. Champaign Brown has over seven years of experience working with the developmentally disabled and mentally ill populations in various settings including a neurological rehabilitation center, as well as in a hospital setting in a neuro/psych ward. She has been involved in a broad range of patient care activities including neurological assessments, managing daily living activities, facilitating transportation, creating personalized care plans, and implementing behavioral management strategies. Champaign Brown has served as the licensee designee/administrator for the licensed small group adult foster care home, Serenity Meadows Assisted Living (AS630418267), since July 2024.

A licensing record clearance request was completed for Champaign Brown. Champaign Brown submitted a current medical clearance with a statement from a physician documenting good health and tuberculosis negative results.

Champaign Brown acknowledged an understanding of the qualifications, suitability, and training 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 ratio.

Champaign Brown acknowledged an understanding of the responsibility to assess the good moral character of employees and acknowledges the requirement for obtaining criminal record checks of employees and contractors who have regular, ongoing “direct access” to residents or resident information or both utilizing the Michigan Long Term Care Partnership website ([www.miltcpartnership.org](http://www.miltcpartnership.org)) and the related documents required to demonstrate compliance.

Champaign Brown acknowledged an understanding of the administrative rules regarding medication procedures and assured that only those direct care staff who have received medication training and have been determined competent by the licensee or licensee designee will 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.

Champaign Brown acknowledged the responsibility to obtain all required good moral character, medical, and training documentation and signatures that are to be completed prior to each direct care staff or volunteer working directly with residents. In addition, Champaign Brown acknowledged the responsibility to maintain a current employee record on file in the home for the licensee, administrator, and direct care staff or volunteers and to follow the retention schedule for all of the documents contained within the employee file.

Champaign Brown acknowledged an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the adult foster care home.

Champaign Brown acknowledged the responsibility to obtain the required written assessment plan, resident care agreement, and health care appraisal 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 updating and completing those forms and obtaining new signatures for each resident on an annual basis.

Champaign Brown acknowledged the responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all of the documents that are required to be maintained within each resident's file.

Champaign Brown acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Champaign Brown acknowledged that a separate Resident Funds Part II BCAL-2319 form will be completed for each resident in order to document the date and amount of the adult foster care service fee paid each month and all of the residents' personal money transactions that have been agreed to be managed by Serenity Meadows Assisted Living LLC.

Champaign Brown acknowledged an understanding of the administrative rules requiring that each resident be informed of their resident rights and provided with a copy of those rights and indicated the intent to respect and safeguard these resident rights.

Champaign Brown acknowledged an understanding of the administrative rules regarding the requirements for written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Champaign Brown acknowledged the 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**

The facility has been determined to be in compliance with the applicable administrative rules and the licensing statute, based upon the onsite inspection conducted and the

licensee's intent to comply with all administrative rules for a small group home as well as the licensing act, Public Act 218 of 1979, as amended.

**IV. RECOMMENDATION**

I recommend issuance of a temporary license to this AFC adult small group home, Serenity Meadows 2, with a capacity of four (4) residents.



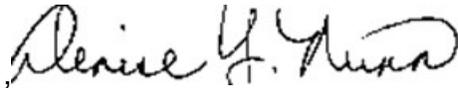
10/15/2025

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Kristen Donnay  
Licensing Consultant

Date

Approved By:



10/27/2025

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Denise Y. Nunn  
Area Manager

Date