



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

March 12, 2026

Soniya Varghese
Serenity Homes At Clinton Twp LLC
49373 E Central Park
Shelby Twp, MI 48317

RE: Application #: AS500420117
**Serenity Homes At Ruggero Dr
Ruggero St
40796 Ruggero Dr
Clinton Twp, MI 48038**

Dear Ms. Varghese:

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 6 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 "Kristine Cilluffo".

Kristine Cilluffo, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3026 West Grand Blvd Ste 9-100
Detroit, MI 48202
(248) 285-1703

enclosure

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

I. IDENTIFYING INFORMATION

| | |
|---|---|
| License #: | AS500420117 |
| Licensee Name: | Serenity Homes At Clinton Twp LLC |
| Licensee Address: | 49373 E Central Park Shelby Twp, MI 48317 |
| Licensee Telephone #: | (586) 453-8033 |
| Administrator/Licensee Designee: | Nimmy Cherian/Soniya Varghese |
| Name of Facility: | Serenity Homes At Ruggero Dr |
| Facility Address: | Ruggero St 40796 Ruggero Dr Clinton Twp, MI 48038 |
| Facility Telephone #: | (586) 372-6116 |
| Application Date: | 11/30/2025 |
| Capacity: | 6 |
| Program Type: | PHYSICALLY HANDICAPPED AGED ALZHEIMERS |

II. METHODOLOGY

| | |
|------------|--|
| 11/30/2025 | On-Line Enrollment |
| 12/01/2025 | PSOR on Address Completed |
| 12/01/2025 | Contact - Document Sent |
| 12/23/2025 | Contact - Document Received 1326 and AFC-100. |
| 12/23/2025 | Comment |
| 12/29/2025 | Comment |
| 12/29/2025 | File Transferred To Field Office |
| 01/06/2026 | Application Incomplete Letter Sent |
| 01/06/2026 | Contact - Document Sent |
| 01/07/2026 | Contact - Document Sent |
| 01/11/2026 | Contact - Document Received |
| 01/12/2026 | Contact - Document Sent |
| 01/25/2026 | Contact - Document Received |
| 01/30/2026 | Contact - Document Received |
| 02/01/2026 | Contact - Document Received |
| 02/02/2026 | Contact - Document Sent |
| 02/10/2026 | Contact - Document Sent |
| 02/10/2026 | Inspection Completed On-site |
| 02/10/2026 | Application Complete/On-site Needed |
| 02/12/2026 | Contact - Document Sent |
| 02/17/2026 | Contact- Document Received |
| 02/24/2026 | Contact- Document Received |
| 02/26/2026 | Contact- Document Received |

| | |
|------------|----------------------------|
| 03/06/2026 | Contact- Document Received |
| 03/09/2026 | Contact- Document Sent |

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

The evaluation is based upon the requirements of P.A. 218 of the Michigan Public Acts of 1979, as amended, and the “Licensing Adult Foster Care Facilities” Administrative Rules effective 11/03/2025.

A. Physical Description of Facility

Serenity Homes At Ruggero Dr is a one-story small adult foster care home located in Clinton Township, MI. The licensee for the home is Serenity Homes At Clinton Twp LLC. Soniya Varghese will act as the licensee designee for the home. Nimmy Cherian will act as the administrator. A letter was received dated 12/01/2025 from Mitro Ventures, LLC giving permission to inspect the property for licensing. A copy of lease agreement was also provided.

The home is currently licensed as the Care and Comfort AFC Group Home (AS500418411). The current licensee for the home is Care and Comfort AFC, LLC. Laura Kujawski is the appointed licensee designee and administrator for the home. The home is owned by Amitkumar Kalasariya and Raju Nakum per deed locator and leased by Mitro Ventures, LLC.

The license for the Care and Comfort AFC Group Home is scheduled to be revoked on or before 03/19/2026. On 11/19/2025, a settlement agreement was signed after a recommendation was made for revocation of the license for the Care and Comfort AFC Group Home in Special Investigation Report #2025A0604020 dated 10/02/2025. The terms of the settlement agreement include the following:

Care and Comfort AFC, LLC understands that license #AS500418411, located at 40796 Ruggero Street, Clinton Township, MI 48038 will be revoked, effective four (4) months from the signature date of the representative of the Bureau of Community and Health Systems or upon issuance of an adult foster care license to a potential applicant for the facility located at 40796 Ruggero Street, Clinton Township, MI 48038, whichever occurs first.

Care and Comfort AFC, LLC may continue to provide adult foster care to the residents of license #AS500418411 until the effective date of revocation of license #AS500418411 or until an adult foster care license is issued for the facility located at 40796 Ruggero Street, Clinton Township, MI 48038, whichever occurs first.

On 11/30/2025, Serenity Homes At Clinton Twp LLC submitted an application to become licensed at the address. On 12/01/2025, Serenity Homes entered into a management agreement with Care and Comfort AFC to operate the home during the licensing process.

Serenity Homes At Ruggero Dr has a living room, kitchen and dining area, five bedrooms and one and a half bathrooms. The home has an attached garage and basement. The living room and dining area offer a total of 603 square feet which meets the required 35 square feet per person for six residents.

The five bedrooms in the facility are sized as follows:

| Bedroom # | Room Dimensions | Total Square Footage | Total Resident Beds |
|------------------|------------------------|-----------------------------|----------------------------|
| 1 | 12'0" x 16'8" | 200 | 2 |
| 2 | 11'8" x 10'1" | 117 | 1 |
| 3 | 12'10" x 10'11" | 140 | 1 |
| 4 | 11'1" x 11'11" | 132 | 1 |
| 5 | 10'1" x 14'4" | 144 | 1 |

Total capacity: 6

All five bedrooms have adequate space, bedding and storage. All of the bedrooms have a chair, mirror and window. During the onsite inspection, I observed that the home was found to be in substantial compliance with rules pertaining to maintenance and sanitation.

The home has interconnected smoke detectors. There is a fire extinguisher on each floor of the home. The furnace and laundry area are in the basement. The dryer has a metal vent. A furnace, water heater and smoke detector inspection were completed by Ilir Budo Heating & Cooling on 02/10/2026. The bathroom and bedrooms doors have non-locking against egress hardware. There are two ramps located at the back entrance and garage. The garage also has a side service door. The water temperature was found to be between 105-120 degrees Fahrenheit. There is a locked cabinet medication cart in office. There are cameras in common areas for resident safety.

The home is not wheelchair assessable.

B. Program Description

Serenity Homes At Ruggero Dr will provide 24-hour care and supervision for up to six adult residents. The home will provide care for adults who need assistance with daily living, are physically handicapped or who have Alzheimer's/dementia. The home has two ramps and can accommodate residents who use wheelchairs and walkers. Services provided in the home include assisting with dressing, bathing, hair care, and tooth and denture care, medication administration and laundry. The home will provide nutritious

homemade meals and special diets such as diabetic and low sodium diets are available. Daily activities will include bingo, checkers, board games, cards, exercise and time outdoors. Services available include physicians, physical therapy, speech therapy, registered dietitians, social workers, homecare and hospice nurse through outside service providers.

Soniya Varghese will act as the licensee designee for the home. Ms. Varghese has been fingerprinted. She provided a medical statement dated 01/15/2026 which indicated she has no physical/mental conditions or health problems that would limit her ability to work with or around dependent adults. Ms. Varghese is a registered nurse and provided verification that her current license is active until 07/21/2027. She received a Bachelor of Science Degree in nursing from Grand Canyon University in 2021. Ms. Varghese has worked as a nurse and as an adult foster care provider along with Ms. Cherian in the operation of Serenity At Walnut Creek (AS500418238) since 08/28/2024 and Serenity Homes at Emily Drive (AS500418365) since 08/13/2024.

Nimmy Cherian will act as the administrator for Serenity Homes At Ruggero Dr. Ms. Cherian has been fingerprinted. She provided a medical statement dated 01/23/2026 which indicated she has no physical/mental conditions or health problems that would limit her ability to work with or around dependent adults. Ms. Cherian has been the licensee designee and administrator for Serenity At Walnut Creek (AS500418238) since 08/28/2024. She has also been the licensee designee and administrator for Serenity Homes at Emily Drive (AS500418365) since 08/13/2024. Ms. Cherian is employed as a skilled physical therapist and has worked with patients in acute care, outpatient, long term acute, skilled rehab and home care settings. Ms. Cherian provided a copy of her bachelor's degree of physiotherapy that she received from The Syndicate of the Mahatma Gandhi University in 2002.

Soniya Varghese 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.

Ms. Varghese acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, or direct access to residents or the resident information or both. The licensing consultant provided technical assistance on the process for obtaining criminal record checks utilizing the Michigan Long Term Care Partnership website (www.miltcpartnership.org) and the related documents required to be maintained in each employee's record to demonstrate compliance.

Ms. Varghese acknowledged an understanding of the administrative rules regarding medication procedures and that only those direct care staff that have received medication training and have been determined competent by the licensee designee can administer medication to residents. In addition, Ms. Varghese acknowledged that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Ms. Varghese acknowledged her responsibility to obtain all required 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, Ms. Varghese acknowledged her responsibility to maintain all required documentation in each employee's record for each licensee designee, administrator, and direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

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

Ms. Varghese acknowledged her 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. Ms. Varghese will update and complete those forms and obtain new signatures for each resident on an annual basis.

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

Ms. Varghese acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. A separate Resident Funds Part II BCAL-2319 form will be created 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 resident's personal money transactions that have been agreed to be managed by the licensee designee.

Ms. Varghese acknowledged an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights.

Ms. Varghese acknowledged an understanding of the administrative rules regarding the written and verbal reporting of incidents and accidents and the responsibility to conduct an immediate investigation of the cause.

Ms. Varghese acknowledged her responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

Ms. Varghese acknowledged that residents with mobility impairments may only reside on the main floor of the facility.

Ms. Varghese acknowledged she has a copy of the licensing rule book for adult foster care small group homes.

C. Rule/Statutory Violations

The applicant was in compliance with the licensing act and applicable administrative rules at the time of licensure.

IV. RECOMMENDATION

I recommend that the department issue a temporary license to this small group adult foster care home, Serenity Homes At Ruggero Dr with a capacity of six (6) residents.



03/09/2026

Kristine Cilluffo
Licensing Consultant

Date

Approved By:



03/12/2026

Ardra Hunter
Area Manager

Date