



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

May 28, 2026

Marcia Curtiss
Bridgeway Park Canton Opco LLC
Ste 115
21800 Haggerty RD
Northville, MI 48167

RE: Application #: AL820420458
Bridgeway Park Canton Opco 3
8011 N Lilley Rd
Canton, MI 48187

Dear Mrs. Curtiss:

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 20 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 (313) 456-0380.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edith Richardson".

Edith Richardson, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Pl. Ste 9-100
3026 W. Grand Blvd
Detroit, MI 48202
(313) 919-1934

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL820420458
Licensee Name:	Bridgeway Park Canton Opco LLC
Licensee Address:	Ste 115 21800 Haggerty RD Northville, MI 48167
Licensee Telephone #:	(248) 735-1020
Administrator/Licensee Designee:	Marcia Curtiss, Designee
Name of Facility:	Bridgeway Park Canton Opco 3
Facility Address:	8011 N Lilley Rd Canton, MI 48187
Facility Telephone #:	(734) 927-7025 03/25/2026
Application Date:	
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. METHODOLOGY

04/09/2025	Inspection Completed-Env. Health: A
07/22/2025	Inspection Completed-Fire Safety: A see AL820419228
03/25/2026	On-Line Enrollment
03/26/2026	PSOR on Address Completed
03/26/2026	Contact - Document Sent forms sent
03/31/2026	Contact - Document Received 1326
04/16/2026	Application Complete/On-site Needed
04/16/2026	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

Facility Location and Neighborhood Overview:

Bridgeway Park Canton OpCo 3 is located in Canton Township, Michigan, within a primarily suburban residential and mixed commercial area. The facility is conveniently situated near several major roadways, including North Lilley Road, Joy Road, and Interstate 275, providing easy access for visitors, staff, emergency responders, and transportation services.

The facility is located within a short driving distance of numerous essential community resources and shopping areas. Nearby resources include St. Joseph Mercy Canton Health Center, Corewell Health Beaumont Hospital, and University of Michigan Health West Canton for emergency and medical services. Behavioral health and counseling services are available through providers in the Canton and Livonia areas, including CNS Healthcare. Nearby shopping and retail resources include Meijer, Walmart Supercenter, and retail stores located along the Ford Road commercial corridor. Additional nearby amenities include pharmacies, convenience stores, restaurants, churches, banks, parks, and recreational areas such as Heritage Park.

The facility itself is situated on a landscaped property with onsite parking available through a dedicated parking lot for staff, visitors, vendors, and service providers. The parking area allows convenient vehicle access directly from North Lilley Road, with adequate space for routine visitation, deliveries, and emergency vehicle access.

It utilizes public water and sewage systems.

Ownership and Inspection Authorization Section:

Bridgeway Park Canton OpCo LLC is currently in the process of securing a loan. They are currently leasing the property from Crystal Creek Realty LLC. The applicant submitted a copy of the lease which grants permission to use the property as an adult foster care facility and gives the department permission to inspect the property. The lease also contains a purchase option agreement.

Zoning Approval :

The applicant obtained and submitted a zoning approval and special use permit from the Township of Canton, dated 05/12/2025. The facility is zoned as a single family attached residential property and received a special use permit as Housing for the Elderly for an Adult Foster Care Facility.

Description of Facility, Layout, and Interior/Exterior Arrangement:

The facility is a ranch style structure that is wheelchair accessible. The facility does not require ramps because all exits are at grade level. The primary means of egress is located in the front of the facility, and the secondary means of egress is located at the rear of the facility. There are two exits at the rear of this facility both doors are viable as the second means of egress. Access to the common areas of facility is open, excluding the kitchen, laundry room and courtyard. The facility's doorways to the residents' bedrooms and bathrooms have a width to allow for residents requiring wheelchairs or other devices to easily navigate through them and access to these spaces.

The home has eighteen resident bedrooms. Each bedroom is equipped with a full bathroom. The bathrooms are equipped with a stand-up shower and mechanical fan for ventilation. The home is equipped with an open style living/family, dining and activity areas. The home is also equipped with the following rooms, an office, salon, laundry, furnace and non-residents laboratory. The home shares a kitchen with building two. In the center of the facility is a courtyard.

The boilers, and hot water heaters, in addition to the gas powered washer and dryer, are located on the facility's main floor in a room constructed of materials that provide a 1-hour-fire-resistance rating with a 1-3/4 inch solid core door in a fully stopped frame, equipped with an automatic self-closing device and positive-latching hardware. There is at least one 5-pound multi-purpose fire extinguisher or equivalent is located in each

room the contains heat flame producing equipment. The facility's clothes dryer is vented to the outside using permanent metal duct work.

The boiler inspection was conducted on 08/15/2023, and expires on 08/15/2026. This inspection was conducted by the Department of Licensing and Regulatory Affairs Bureau of Construction Codes/Boiler Section inspector. The electrical system was inspected on 04/29/2026, by a licensed service provider Sciens Elite Fire Division. They were both determined to be in good condition and functioning properly.

The facility is equipped with an approved pull station alarm system and a sprinkled system installed throughout. The Bureau of Fire Services conducted an inspection of the facility on 07/25/2025, and determined the facility to be in substantial compliance with fire safety standards.

Resident bedrooms were measured during the on-site inspection and have the following dimensions:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
13 Private Suites	24 X 11	265	13
2 Semi- Private Suites	24 X 19	456	4
3 Barrier Free Suites	24 X 13	312	3
Total			20

The living, dining, and sitting room areas measure a total of 2001 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Living room 33 X 33 = 1089 sq. ft.

Dining room 24 X 24 = 576 sq. ft.

Activity room 14 X 24 = 336 sq. ft.

Based on the above information, it is concluded that this facility can accommodate twenty (20) 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, emergency preparedness plans, standard procedures, and a visitation policy that addresses overnight visitors were reviewed and accepted as written.

The applicant intends to provide 24-hour supervision, protection and personal care to twenty (20) both male and female ambulatory and/or non-ambulatory adults whose diagnosis is aged, physically handicapped, and/or Alzheimer's in the least restrictive environment possible.

Bridgeway Park Canton is a licensed facility which assists the elderly with care and provides a safe and supportive environment. They offer an organized program to provide room and board, protection, supervision, assistance, and supervised personal care for residents.

Residents are provided with any necessary assistance and personal care needs. This includes nutritious meals and the availability of special or therapeutic diets that are ordered by the physician or requested by the resident. It also includes providing any needed assistance with the Activities of Daily Life – bathing, toileting, eating, ambulating, etc. The facility will assist the resident in proper management and administration of prescription and/or over the counter drugs ordered by a physician. Staff will monitor residents to determine when their assistance or personal needs change and assist the residents in obtaining needed care. Even when residents are receiving treatment from an outside provider, staff will monitor the residents for significant changes in their condition. The outside care provider must provide Bridgeway Park Canton with information regarding care being provided, as well as with guidance in the care and monitoring needs of the residents we serve.

Alzheimer's:

To meet the needs specifically of those with Alzheimer's, dementia, or other cognitive impairments, Bridgeway Park Canton offers the following goal-driven amenities:

- A calm and well-structured environment designed to help our residents maintain as much comfort and dignity as possible.
- The use of contrasting colors and textures to differentiate the beginning and the end of areas and items for the benefit of those with visuospatial impairments commonly experienced by persons with dementing diseases.
- 24/7 monitoring for safety and engagement with physical guidance and assistance to complete care tasks, guide and direct, and stimulate interest or reduce distress.
- Individualized engagement opportunities, but balanced and provided in places and space that create a sense of security, familiarity and acceptance.
- Support that will vary based upon the physical and sensory issues facing the person.

- Central courtyards and enclosed covered patio that provide light and outdoor views which are highly accessible - both visually and physically- and are well integrated with the buildings.
- Wandering paths

Social interaction, privacy and appropriate stimulation are all addressed by design and program to accommodate lowered stress threshold of residents. The facility is designed to enhance the relationship between human performance and environment for residents who depend on cues from the environment and people around them.

If required, behavioral intervention and crisis intervention programs and personal behavior support plans will be developed and identified in the assessment plan for each resident's social, behavioral, and developmental needs and designed and implemented specific to each resident. These programs shall be implemented only by trained staff, and only with the prior approval of the resident, guardian, and the responsible agency.

The applicant intends to accept residents from programs or agencies working with aged populations such as Senior Care Partners and private pay individuals as referral sources.

The applicant will ensure the availability of transportation services as agreed upon in the Resident Care Agreement but shall ensure immediate emergency transportation through use of a recognized available community service or vehicle that is owned by the licensee, administrator, or direct care staff on duty.

The applicant will make provisions for a variety of leisure and recreational equipment. It is the intent of the applicant to utilize local community resources including libraries, local museums, shopping centers, and local parks for additional entertainment and leisure activities.

C. Applicant and Administrator Qualifications

The applicant is Bridgeway Park Canton Opco, L.L.C., which is a "Domestic Limited Liability Company", established in Michigan, on 11/13/2024. The applicant has acknowledged sufficient financial resources to provide for the adequate care of the residents. The applicant submitted a financial statement and established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

The members of Bridgeway Park Canton Opco, L.L.C., have submitted documentation appointing Marcia Curtiss as Licensee Designee and as the Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Marcia Curtiss. The licensee designee submitted a medical clearance with a statement from a physician documenting the licensee designee's good health, dated 09/11/2025.

The licensee designee/administrator has provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. The applicant has several years of experience as an adult foster care licensee, with direct care experience serving individuals with mental illness and developmentally disabilities. The applicant has provided assistance with activities of daily living, including personal care, medication administration, meal preparation, mobility assistance and behavioral support. The applicant also possesses management experience involving staff supervision, compliance with licensing requirements, and oversight of resident care and documentation.

The staffing pattern for the original license of this twenty (20) beds facility is adequate and includes a minimum of 2 staff to 20 residents per shift. The applicant acknowledges that the staff –to- resident ratio will change to reflect any increase in the level of supervision, protection, or personal care required by the residents. The applicant has indicated that direct care staff will be awake during sleeping hours

The applicant acknowledged that at no time will this facility rely on “roaming” staff or other staff that are on duty and working at another facility to be considered part of this facility’s staff to resident ratio or expected to assist in providing supervision, protection, or personal care to the resident population.

The applicant acknowledges 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.

The applicant acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, “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.

The applicant acknowledges 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, can 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.

The applicant acknowledges their 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, the applicant acknowledges their responsibility to maintain all required documentation in each employee’s record for each licensee or licensee designee, administrator, and

direct care staff or volunteer and follow the retention schedule for those documents contained within each employee's record.

The applicant acknowledges an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care.

The applicant acknowledges their responsibility to obtain the required written assessment, 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.

The applicant acknowledges their 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.

The applicant acknowledges an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. The applicant acknowledges recording each resident's funds and itemized transactions including payment for services. The applicant acknowledges this document 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 applicant.

The applicant acknowledges an understanding of the administrative rules regarding informing each resident of their resident rights and providing them with a copy of those rights. The applicant indicated that it is their intent to achieve and maintain compliance with these requirements.

The applicant acknowledges 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. The applicant has indicated their intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

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

VI. RECOMMENDATION

I recommend issuance of a six-month temporary license to this adult foster care large group home (capacity 1 - 20).



05/19/2026

Approved By:



05/28/2026

Ardra Hunter
Area Manager

Date