



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

August 19, 2026

Lawrence Ragnone
KP LLC Opco, LLC
3520 Davenport Ave
Saginaw, MI 48602

RE: Application #: AL330420444
Grandhaven Senior Living-Boardwalk
3145 W Mt. Hope
Lansing, MI 48911

Dear Mr. Ragnone:

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 (517) 335-5985.

Sincerely,

Bridget Vermeesch

Bridget Vermeesch, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909

enclosure

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

I. IDENTIFYING INFORMATION

License #:	AL330420444
Applicant Name:	KP LLC Opco, LLC
Applicant Address:	3520 Davenport Ave Saginaw, MI 48602
Applicant Telephone #:	(517) 485-5966
Administrator:	Marie Jonzun
Licensee Designee:	Lawrence Ragnone
Name of Facility:	Grandhaven Senior Living-Boardwalk
Facility Address:	3145 W Mt. Hope Lansing, MI 48911
Facility Telephone #:	(517) 485-5966
Application Date:	03/23/2026
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED AGED ALZHEIMERS

II. METHODOLOGY

02/10/2026	Inspection Completed-Fire Safety : A BFS Inspection used from current licensure AL330237781, 2/10/26.
03/23/2026	Enrollment
03/23/2026	PSOR on Address Completed
03/23/2026	Application Incomplete Letter Sent 1326,AFC100, IRS Ltr requested
03/23/2026	Contact - Document Sent forms sent
06/17/2026	Application Incomplete Letter Sent
07/15/2026	Application Complete/On-site Needed
07/15/2026	Inspection Completed On-site
07/15/2026	Inspection Completed- Env. Health: A
07/15/2026	Inspection Completed-BCAL Full Compliance

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Grandhaven Senior Living- Boardwalk is in Lansing, Michigan on the southwest side of West Mt. Hope Avenue in the Averill Woods Neighborhood near the Grand River and Lewton Park. Grandhaven Senior Living- Boardwalk is located on a campus that hosts five large adult foster care facilities providing care to residents who are aged and/or diagnosed as physically handicapped, and/or with Alzheimer's disease. The five Grandhaven Senior Living licensed adult foster care (AFC) facilities are called the Lighthouse, Pier, Harbor, Boardwalk, and Cottage. The Boardwalk and Cottage facilities specialize in providing care to residents diagnosed with Alzheimer's disease.

Grandhaven Senior Living- Boardwalk is close to multiple entertainment options including shopping centers, malls, restaurants, Michigan State University, Michigan State Capitol building, parks and museums. Grandhaven Senior Living- Boardwalk has ample parking available for residents, visitors, and employees.

Grandhaven Senior Living- Boardwalk utilizes public water and sewage systems, which were both inspected by the Bureau of Community Health Systems on July 15, 2026,

and determined to be in substantial compliance with all applicable environmental health and safety rules.

Grandhaven Senior Living Center campus has been established as a licensed AFC provider on the property since 2000 and has recently changed ownership. Upon the change of ownership, the City of Lansing Zoning Authority documented on January 26, 2026, that the development was subject to site approval in 2015 for all five buildings and this approval continues to be granted.

Grandhaven Senior Living- Boardwalk facility is a ranch style building, with décor of brick and vinyl siding, built on a concrete slab. Grandhaven Senior Living- Boardwalk has both primary and secondary means of egresses into the building and both are located at grade. The facility is also connected by an internal hallway to the other four AFCs on the campus. The width of the doorways to Grandhaven Senior Living- Boardwalk are designed to allow residents and visitors requiring wheelchairs or other assistive devices for mobility to easily navigate through the facility and access all spaces.

Grandhaven Senior Living- Boardwalk is the second to last building towards the south side of the campus. Grandhaven Senior Living- Boardwalk sits in between Grandhaven Senior Living- Harbor and Grandhaven Senior Living- Cottage. Grandhaven Senior Living- Boardwalk is a secured facility meaning a coded keypad is used for entry/exit to ensure safety of residents diagnosed with Alzheimer's disease. Prior to entering Grandhaven Senior Living- Boardwalk is a large foyer area welcoming all before heading east through a keycode locked door into the facility.

Grandhaven Senior Living- Boardwalk has 21 private studio bedrooms, arranged in pods, with each pod containing private studio apartments each with a private half bath that includes a commode, sink, and mechanical fan for ventilation. Each studio apartment has a closet for resident use. Each pod also has a full bathroom with a walk-in shower, commode, and sink, along with each pod having a sitting room, dining room and kitchen. In total there are three full resident bathrooms, three separate resident living areas and three separate dining rooms and kitchen areas available for residents living in Grandhaven Senior Living- Boardwalk. Each of the three pods also has one means of egress leading directly to the outside. Grandhaven Senior Living- Boardwalk also has a large general living room for families and residents to gather.

Grandhaven Senior Living- Boardwalk is heated by a gas furnace and has a hot water heater, in addition to the electric washer and dryer, which 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. The facility is also equipped with multiple 5-pound multi-purpose fire extinguishers located throughout the facility. The clothes dryer is vented to the outside using permanent metal duct work.

The furnace and electrical system were inspected on January 15, 2026, by Meyer Plumbing, Heating, and Electrical respectively, and both were determined to be in good condition and functioning properly.

KP LLC Opco, LLC acknowledges that all portable heating units used must be in compliance with R 400.729(4), which includes being Underwriters Laboratory (UL) listed and equipped with a tip over sensor, and temperature overheat sensor. KP LLC Opco, LLC acknowledges portable heating units must not be plugged into extension cords or power strips and must be used in accordance with manufacturer's recommendation and guidelines. Documentation showing compliance with these requirements must be maintained at the facility and available for inspection. KP LLC Opco, LLC acknowledges when determining if use and placement of a portable heating unit is appropriate, the resident population served and ensuring their safety must be taken into account.

Grandhaven Senior Living- Boardwalk has one electric fireplace which is portable and will be utilized for supplemental heat purposes and ambiance. As this electric fireplace does not produce an actual flame, this device falls under the definition of a portable heating unit.

The facility is equipped with interconnected, hardwired smoke detection system, with battery backup, which was inspected by a licensed electrician on February 06, 2026, and determined to be fully operational and in good condition. Smoke detectors are located in all sleeping areas, living rooms, dens, dayrooms, and similarly spaced with all areas that contain flame or heat producing equipment.

The facility is equipped with an approved pull station alarm system and a sprinkler system installed throughout the facility. The Bureau of Fire Services conducted an inspection of the facility on February 10, 2026, and determined the facility to be in substantial compliance with fire safety standards.

Grandhaven Senior Living- Boardwalk offers residents one style of resident bedroom layout called a 'Studio Room'. Within this resident bedroom is a sleeping area, closet, half-bathroom with sink and toilet, and small living area. In total there are 21 private resident studio style bedrooms that are large enough for two residents or a married couple. Each resident studio bedroom is designed the same way, which specific dimensions listed below:

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
Studio Rooms 401-421	17'6" X 15'6"	275	42 possible beds total
Pod Living Rooms	18' X 43' (times 3 pods)	774 per room 2322' Total Sq Ft	
Pod Dining Rooms	23' X 23' (times 3 pods)	529 per room 1587 Total Sq Ft	
Main Living Room	26' X 60'	1560 Sq Ft	

The living, dining, and sitting room areas measure a total of 5469 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, this facility can accommodate 20 residents. All resident bedrooms are private; however, each resident bedroom can accommodate two people if a married couple wish to stay together. It is the licensee's responsibility not to exceed the facility's licensed capacity of 20 residents.

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.

KP LLC OPCO, LLC intends to provide 24-hour supervision, protection and personal care to twenty male and female, ambulatory and non-ambulatory adults whose diagnosis is aged, physically handicapped, and/or Alzheimer's disease in the least restrictive environment possible.

Grandhaven Senior Living- Boardwalk is a home-like environment, where residents are treated with dignity and respect. Residents are encouraged to maintain maximum independence with 24-hour direct care staff available to provide assistance when and where it is needed to assure health and safety. Grandhaven Senior Living- Boardwalk offers a pleasant physical environment with planned and unplanned activities enabling residents to pursue happiness. Only individuals whose level of care and service needs can be adequate and appropriately be met within Grandhaven Senior Living- Boardwalk will be accepted for residency.

Grandhaven Senior Living- Boardwalk is described by the applicant as a place where elderly persons may comfortably live the balance of their lives: through the utilization of private home health care and hospice agencies, residents may continue to reside in their "apartment" through the final stage of life. Staff employed by Grandhaven Senior Living- Boardwalk are qualified to perform the duties and responsibilities of their position either through prior education, training and experience, or through orientation and on-going training and staff development opportunities. Staff competency will be reviewed periodically, but not less than annually for all personnel.

For residents diagnosed with the beginning stages of Alzheimer's disease or with mild dementia symptoms, Grandhaven Senior Living- Boardwalk provides a secure entry and exit via the use of a key code pad to increase resident safety. Grandhaven Senior Living- Boardwalk also has increased staff to resident ratios and staff with training specific to Alzheimer's disease and dementia to better meet the needs of residents with those diagnoses. An increased number of direct care staff trained in Alzheimer's care can promote social interaction with family members and other residents. To assist residents in maintaining their current level of physical and mental functioning,

specialized programming for residents will be offered by tailored daily activities by an Activity Coordinator to include conversations, exercises, puzzles, word searches, music, and stimulating games provided by trained staff. Trained kitchen staff will follow the My Food Pyramid dietary guidelines in order to provide residents with the best nutrition possible. Direct care staff will also provide a well-managed medication schedule following all physician orders to best meet resident medical needs.

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.

KP LLC OPCO, LLC intends to accept residents from the local Department of Health and Human Services, Veteran Affairs, Areas on Aging Agencies, and private pay as referral sources.

KP LLC OPCO, LLC 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.

KP LLC OPCO, LLC 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 KP LLC OPCO, LLC., which is a "Domestic Limited Liability Company", was established in Michigan, on 01/28/2026. The KP LLC OPCO, LLC has acknowledged sufficient financial resources to provide for the adequate care of the residents. KP LLC OPCO, LLC submitted a financial statement and established an annual budget projecting expenses and income to demonstrate financial capability to operate this adult foster care facility.

The members of KP LLC OPCO, LLC have submitted documentation appointing Lawrence Ragnone as Licensee Designee (LD) for this facility and Marie Jonzun as the Administrator of the facility.

A licensing record clearance request was completed with no LEIN convictions recorded for Lawrence Ragnone. Lawrence Ragnone submitted a medical clearance dated August 4, 2026, with a statement from a physician documenting Mr. Ragnone's good health and baseline screening for communicable diseases and records of illness.

Marie Jonzun also submitted a medical clearance dated 03/13/2026 with a statement from a physician documenting Marie Jonzun's good health and verification that Maria Jonzun has a baseline screening for communicable diseases and records of illness on hiring.

Lawrence Ragnone provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Lawrence Ragnone has four years of experience as an adult foster care licensee designee of multiple facilities in good standing, with direct care experience serving individuals who are aged, physically handicapped, and/or diagnosed with Alzheimer's disease. Mr. Ragnone's experience includes providing residents with assistance with activities of daily living, including personal care, medication administration, meal preparation, mobility assistance and behavioral support. Mr. Ragnone also possesses management experience including supervising direct care staff, maintaining compliance with licensing requirements, and overseeing resident care and documentation.

Marie Jonzun provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Ms. Jonzun is the current administrator of the Grandhaven Senior Living Campus. Administrator Marie Jonzun has 19 years of experience providing direct care to residents who are aged, physically handicapped, and/or diagnosed with Alzheimer's disease. Specifically, Marie Jonzun has provided assistance with activities of daily living, including personal care, medication administration, meal preparation, mobility assistance and behavioral support. Marie Jonzun also possesses management experience supervising direct care staff, maintaining compliance with licensing requirements, and overseeing resident care and documentation.

The staffing pattern for the original license of this 20 bed facility is adequate and includes a minimum of 2 staff to 20 residents per shift. Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledged 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. KP LLC OPCO, LLC has indicated that direct care staff will be awake during sleeping hours.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledged that at no time will this facility rely on "roaming" staff or allow 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 resident's living at this facility.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledge 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. Both also 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.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledge 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, both acknowledged 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.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledge 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, both indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledge an understanding of the administrative rules regarding the admission criteria and procedural requirements for accepting a resident into the home for adult foster care. Both acknowledge their 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 at least an annual basis or as needed.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledge their responsibility to maintain a current resident record on file in the home for each resident and follow the retention schedule for all required documents maintained within each resident's file.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledge an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Both acknowledge each residents' funds and itemized transactions including payment for services must be recorded. Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledge that 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 residents' personal money transactions that have been agreed to be managed by the applicant.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledged an understanding of the administrative rules regarding informing each resident of their

resident rights and providing them with a copy of those rights. Licensee designee Lawrence Ragnone and administrator Marie Jonzun indicated that it is their intent to achieve and maintain compliance with these requirements.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun acknowledge 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. Licensee designee Lawrence Ragnone and administrator Marie Jonzun 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.

Licensee designee Lawrence Ragnone and administrator Marie Jonzun Lawrence Ragnone acknowledge 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

Compliance with the licensing act and administrative rules related to the physical plant has been determined. Compliance with administrative rules related to quality of care will be assessed during the temporary license period.

IV. RECOMMENDATION

I recommend issuance of a temporary license to this AFC adult large group home with a maximum capacity of 20 residents.

Bridget Vermeesch

08/18/2026

Bridget Vermeesch
Licensing Consultant

Date

Approved By:

Dawn Timm

08/19/2026

Dawn N. Timm
Area Manager

Date