GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

September 15, 2026

James Kubicek
Rose Hill Center Inc
5130 Rose Hill Blvd
Holly, MI 48442

RE: Application #: AS630420255
John Kelly House
5130 Rose Hill Blvd
Holly, MI 48442

Dear James Kubicek:

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,

Kristen Donnay

Kristen Donnay, Licensing Consultant
Bureau of Community and Health Systems
Cadillac Place
3044 West Grand Boulevard
2nd Floor Annex, Suite 2-730
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

License #:	AS630420255
Applicant Name:	Rose Hill Center Inc
Applicant Address:	5130 Rose Hill Blvd Holly, MI 48442
Applicant Telephone #:	(248) 634-5530
Administrator/Licensee Designee:	James Kubicek
Name of Facility:	John Kelly House
Facility Address:	5130 Rose Hill Blvd Holly, MI 48442
Facility Telephone #:	(248) 634-5530
Application Date:	01/29/2026
Capacity:	6
Program Type:	MENTALLY ILL

II. METHODOLOGY

01/29/2026	Enrollment
01/29/2026	PSOR on Address Completed
01/29/2026	File Transferred To Field Office
02/27/2026	Application Incomplete Letter Sent
02/27/2026	Inspection Report Requested - Health Invoice#: 1035643
03/16/2026	Inspection Completed-Env. Health : D A D-rating was received as the septic tank has not been approved by the division.
08/12/2026	Inspection Completed-Env. Health: A Re-inspection for septic system approved on 05/20/26.
08/27/2026	Inspection Completed On-site
08/27/2026	Inspection Completed-BCAL Full Compliance
08/28/2026	Contact - Document Received 1326/RI030 for licensee designee
08/31/2026	Application Complete

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Facility Location and Neighborhood Overview:

John Kelly House is located at 5130 Rose Hill Blvd., Holly, MI 48442 on the Rose Hill Center campus. The Rose Hill Center campus is located in a rural setting on over 400 acres of land. The grounds include walking trails, communal spaces, a green house, and a working farm, as well as five licensed adult foster care facilities. The campus is located a short distance from community-based recreational facilities, shopping centers, medical facilities, and places of worship. The home has a driveway with ample space for parking, as well as additional visitor parking throughout the community.

Due to the facility's location, it utilizes both private water and sewer, which were inspected by the Oakland County Health Division on 08/12/26 and determined to be in substantial compliance with all applicable environmental health and safety rules.

The home is owned by Rose Hill Center Inc. Ownership was verified through property tax records and a copy of the deed. Permission for Licensing and Regulatory Affairs to inspect the property for the operation of an adult foster care facility was received.

John Kelly House is a ranch style home with a walk out basement. The first floor of the facility has two means of egress, which are equipped with non-locking against egress locks. The first floor of the home has an additional sliding glass door that leads to a deck with stairs leading to the ground level. The facility is not wheelchair accessible and cannot accept residents who have impaired mobility.

The first floor of the home consists of a living room, dining room, kitchen, four single-occupancy resident bedrooms, two full bathrooms, and one half bathroom. The lower level of the home consists of two single-occupancy resident bedrooms, a full bathroom, a laundry room, and a furnace room. The lower level of the home has an egress door that is located at ground level and is equipped with non-locking against egress hardware. The bedrooms on the lower level of the home are above grade. The home has a proposed occupancy of six adult foster care residents.

The home is equipped with a gas water heater that is located in the laundry room on the lower level of the home, which is equipped with a 1¾-inch solid core door with an automatic self-closing device and positive latching hardware. The gas furnace is located in a furnace room on the lower level, which is also equipped with a 1¾-inch solid core door with an automatic self-closing device and positive latching hardware. The furnace room is equipped with a permanent outside vent that cannot be closed to ensure that there is adequate air for proper combustion. All HVAC systems in the home were replaced by Air Works Heating and Cooling and were inspected by a licensed contractor, as well as by Holly Township. Verification of inspection dated 06/17/26 was received. At least one 5-pound multi-purpose fire extinguisher or equivalent is located on each occupied floor. There is a fireplace in the living room that is not operational. The facility's clothes dryers are vented to the outside using permanent metal duct work.

The applicant 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. The applicant 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. The applicant 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.

The facility is equipped with interconnected, hardwired smoke detection system, with battery backup and is fully sprinkled. The system was inspected on 02/17/26 and was determined to be fully operational and in good condition. Smoke detectors are located in all sleeping areas, on each occupied floor, in living rooms, and similar spaces, along with all areas that contain flame or heat producing equipment.

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

Bedroom #	Room Dimensions	Total Square Footage	Total Resident Beds
1	13.5’ x 12.25’	165.4	1
2	12.3’ x 10.4’	127.9	1
3	14.1’ x 10.3’	145.2	1
4	13.75’ x 11.75’	161.6	1
5	12.75’ x 11.8’	150.5	1
6	12.2’ x 10.4’	126.9	1
			Total Capacity: 6

The living, dining, and sitting room areas measure over 558 square feet of living space. This exceeds the minimum of 35 square feet per occupant requirement.

Based on the above information, it is concluded that this facility can accommodate six residents. It is the licensee’s responsibility not to exceed the facility’s licensed capacity.

B. Program Description

The admission and discharge policies, program statement, refund policy, personnel policies, emergency preparedness plans, and standard procedures were reviewed and accepted as written.

The applicant intends to provide 24-hour supervision, protection and personal care to six male or female residents who are ambulatory. The home provides services in the least restrictive environment possible for adults who are diagnosed with a mental illness.

John Kelly House is part of Rose Hill's extended residential programming that utilizes a flexible, individualized model of care. Rose Hill's extended residential programming is designed for individuals who benefit from long-term residential services while continuing to pursue personal recovery goals. Extended residential programming provides individualized support that emphasizes stability, purpose, independence, and quality of life. Programming combines a quality-of-life focus, community engagement, and meaningful daily activity with vocational development, therapeutic work opportunities, and independent living skill development. Residents receive comprehensive psychiatric care, nursing services, medication management, individual and group therapy, case management, rehabilitation services, peer support, and meaningful daily programming. Programming is individualized based upon each resident’s personal recovery goals, clinical needs, and desired level of independence. This approach allows treatment to evolve alongside each resident, providing the flexibility to increase or modify support as recovery progresses while maintaining the consistency and security of a long-term therapeutic community.

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.

John Kelly House will ensure the availability of transportation services as agreed upon in the Resident Care Agreement and shall ensure immediate emergency transportation is available.

John Kelly House 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 Rose Hill Center Inc, which is a "Domestic Nonprofit Corporation" established in Michigan on 10/18/1989. The applicant has acknowledged sufficient financial resources to provide for the adequate care of the residents. The applicant established an annual budget projecting expenses and income to demonstrate the financial capability to operate this adult foster care facility.

Rose Hill Center Inc has appointed James Kubicek as Licensee Designee and Administrator for this facility.

A licensing record clearance request was completed with no LEIN convictions recorded for James Kubicek. James Kubicek submitted a medical clearance with a statement from a physician documenting his good health, dated 06/22/2026.

Mr. Kubicek provided documentation to satisfy the qualifications and training requirements identified in the administrative group home rules. Mr. Kubicek has been the licensee designee and administrator for Rose Hill Inc since February 2024 and has the required one year of experience working with individuals who have a mental illness.

The staffing pattern for the original license of this six-bed facility is adequate and includes a minimum of one staff to six 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.

Mr. Kubicek 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.

Mr. Kubicek acknowledged an understanding of the responsibility to assess the good moral character of employees and contractors who have regular, ongoing, "direct access" to residents, 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.

Mr. Kubicek 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 can administer medication to residents. In addition, Mr. Kubicek indicated that resident medication will be stored in a locked cabinet and that daily medication logs will be maintained on each resident receiving medication.

Mr. Kubicek acknowledged his 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, Mr. Kubicek acknowledged his 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.

Mr. Kubicek 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.

Mr. Kubicek acknowledged his 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.

Mr. Kubicek acknowledged his 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.

Mr. Kubicek acknowledged an understanding of the administrative rules regarding the handling of resident funds and valuables and intends to comply. Mr. Kubicek acknowledged the requirement to record each resident's funds and itemized transactions including payment for services. Mr. Kubicek acknowledged 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.

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

Mr. Kubicek 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. Mr. Kubicek has indicated his intention to achieve and maintain compliance with the reporting and investigation of each incident and accident involving a resident, employee, and/or visitor.

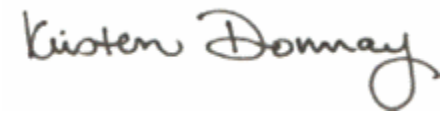
Mr. Kubicek acknowledged his responsibility to provide a written discharge notice to the appropriate parties when a 30-day or less than 30-day discharge is requested.

D. Rule/Statutory Violations

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

IV. RECOMMENDATION

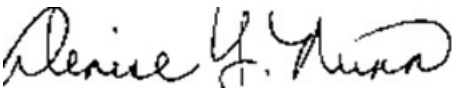
I recommend issuance of a six-month temporary license to this adult foster care small group home, John Kelly House (AS630420255), with a capacity of six residents.



08/31/2026

Kristen Donnay — Date
Licensing Consultant

Approved By:



09/15/2026

Denise Y. Nunn — Date
Area Manager