GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

MARLON I. BROWN, DPA
DIRECTOR

September 21, 2026

Kory Feetham
Lapeer Comfort Care LLC
PO BOX 214407
Auburn Hills, MI 48321

RE: License #: AL440419528
Investigation #: 2026A0576050
Lapeer Comfort Care I

Dear Kory Feetham:

Attached is the Special Investigation Report for the above referenced facility. Due to the violations identified in the report, a written corrective action plan is required. The corrective action plan is due 15 days from the date of this letter and must include the following:

- How compliance with each rule will be achieved.
- Who is directly responsible for implementing the corrective action for each violation.
- Specific time frames for each violation as to when the correction will be completed or implemented.
- How continuing compliance will be maintained once compliance is achieved.
- Be signed and dated.

If you desire technical assistance in addressing these issues, please feel free to contact me. In any event, the corrective action plan is due within 15 days. Failure to submit an acceptable corrective action plan will result in disciplinary action.

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) 643-7960.

Sincerely,



Christina Garza, Licensing Consultant
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(810) 240-2478

enclosure

MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
SPECIAL INVESTIGATION REPORT

I. IDENTIFYING INFORMATION

License #:	AL440419528
Investigation #:	2026A0576050
Complaint Receipt Date:	07/27/2026
Investigation Initiation Date:	07/31/2026
Report Due Date:	09/25/2026
Licensee Name:	Lapeer Comfort Care LLC
Licensee Address:	1446 Suncrest Dr., Lapeer, MI 48446
Licensee Telephone #:	(248) 930-7875
Administrator:	Kory Feetham
Licensee Designee:	Kory Feetham
Name of Facility:	Lapeer Comfort Care I
Facility Address:	1442 Suncrest Dr., Lapeer, MI 48446
Facility Telephone #:	(810) 245-9302
Original Issuance Date:	11/21/2025
License Status:	REGULAR
Effective Date:	05/21/2026
Expiration Date:	05/20/2028
Capacity:	20
Program Type:	PHYSICALLY HANDICAPPED ALZHEIMERS AGED

II. ALLEGATION(S)

	Violation Established?
Resident A was moved to memory care due to wandering concerns and is upset about the placement change. Resident A did not consent to being moved.	Yes

III. METHODOLOGY

07/27/2026	Special Investigation Intake 2026A0576050
07/27/2026	APS Referral Received APS Referral
07/31/2026	Special Investigation Initiated - Telephone Interviewed Complainant
08/27/2026	Inspection Completed On-site Interviewed Manger Tony Zandi and Resident A
08/28/2026	Contact - Telephone call made Interviewed Erica Duncan Case Manager
09/21/2026	Exit Conference Left message for Licensee Designee regarding exit conference

ALLEGATION:

Resident A was moved to memory care due to wandering concerns and is upset about the placement change. Resident A did not consent to being moved.

INVESTIGATION:

On July 31, 2026, I interviewed the Complainant regarding the allegations. The Complainant had nothing additional to add.

On August 27, 2026, I conducted an unannounced on-site inspection at Lapeer Comfort Care and interviewed Manager Tony Zandi. According to Manager Zandi, Resident A has no guardian and is competent to make his own decisions. Resident A is verbal and has good comprehension. Resident A has a case manager from Valley Area Agency on Aging Erica Duncan. Regarding the allegations, Resident A used to live at Lapeer

Comfort Care I and was moved to Lapeer Comfort Care II due to concerns with his safety. Resident A had an electric wheelchair and would go across the street to visit another facility. Resident A wandered off the property and would get stranded in his chair. The facility across the street sent a letter saying Resident A was not welcome there. Manager Zandi consulted with Resident A's Case Manager Erica Duncan about moving him to Lapeer Comfort Care II which would keep Resident A on the property. Manager Zandi discussed the move with Resident A and he said "okay". Resident A never expressed to Manager Zandi that he did not want to move and Case Manager Duncan gave no objections to the move. Manager Zandi reported he did not receive written approval from Resident A, Resident A's designated representative, or responsible agency prior to moving Resident A to another location. Resident A lived at Lapeer Comfort Care I from April 16, 2026, to July 22, 2026.

On August 27, 2026, I interviewed Resident A at his new home Lapeer Comfort Care II. Resident A reported he has lived at his current home for a couple months. Resident A reported his home is "terrible" and "a joke". Staff are "alright". Resident A reported no one talked with him about moving to his new home and he did not sign anything approving his move. Resident A was noted to be clean and sitting in a wheelchair outside.

On August 27, 2026, I reviewed Resident A's AFC Assessment Plan which revealed Resident A is 63-year-old male. Resident A does not move independently in the community and staff assist resident to and from his wheelchair. Resident A communicates his needs, understands verbal communication, is alert to his surroundings, and reads and writes.

On August 27, 2026, I reviewed a memo sent to Resident A from Shea Baker from Lapeer County Medical Care Facility. The memo is not dated and documented that on July 12, 2026, around 9:30pm Resident A went to the facility (where Resident A used to live). Resident A went into a dining area and took snacks and sodas from a refrigerator. A nurse at the facility stopped Resident A and advised Resident A he no longer resides at the facility. Resident A became confrontational. The letter indicated that Shea Baker and others have explained to Resident A about their rules and regulations. The letter concludes by advising Resident A he is no longer welcome on the property and is banned from visiting any part of the premises.

On August 28, 2026, I interviewed Resident A's Case Manager Erica Duncan from Valley Area Agency on Aging. Case Manager Duncan reported that she was in communication with Lapeer Comfort Care I Manager Tony Zandi regarding Resident A being moved to the neighboring facility Lapeer Comfort Care II. Manager Zandi advised that Resident A needed to be moved for safety reasons. Case Manager Duncan reported she did not provide written approval for Resident A to be moved. Case Manager Duncan reported that to her knowledge Resident A did not provide written approval to be moved to another location.

APPLICABLE RULE	
R 400.687	**Resident admission and discharge policy; house rules; change of residency; provision of resident records.**
	(8) A licensee shall not admit a resident to another location without the written approval of the resident, resident's designated representative, and responsible agency if applicable.
ANALYSIS:	It was alleged that Resident A was moved to another facility without consent. Upon completion of investigative interviews and a review of documentation there is a preponderance of evidence to conclude a rule violation. Resident A moved into Lapeer Comfort Care I on April 16, 2026. During his time at the facility Resident A presented behavior and safety concerns. Facility staff moved Resident A to a neighboring facility Lapeer Comfort Care II in hopes to better manage Resident A's behaviors. Home Manager Tony Zandi reported he did not obtain written approval from Resident A or his responsible agency prior to moving Resident A to the new facility. Resident A and his Case Manager Erica Duncan from Valley Area Agency on Aging confirmed that Resident A nor Case Manager Duncan provided written approval prior to Resident A's move. There is a preponderance of evidence to conclude Resident A was moved to another location without written approval from the resident and responsible agency.
CONCLUSION:	**VIOLATION ESTABLISHED**

On September 21, 2026, I conducted an exit conference with Licensee Designee Kory Feetham. I advised Licensee Designee Feetham of the findings of my investigation and that I would be requesting a corrective action plan for the cited rule violation.

IV. RECOMMENDATION

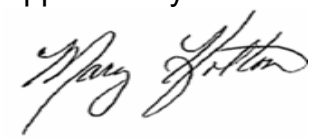
Contingent upon receipt of an acceptable correction action plan, no change in the license status is recommended.



9/21/2026

Christina Garza Date
Licensing Consultant

Approved By:



9/21/2026

Mary E. Holton Date
Area Manager