



## WEBSTER TOWNSHIP

5665 Webster Church Road, Dexter MI 48130, (734) 426-5103

# Memorandum

## Zoning Draft Discussion: Section 13.165 Swimming Pools

**DATE** January 04, 2023  
**TO** Webster Township Planning Commission  
**FROM** Sri Ravali Komaragiri, AICP, Township Planner

### INTRODUCTION

The Township recently received a couple of requests to allow an automated pool cover instead of a 4-foot-tall fence with a self-latching gate. The Township has identified numerous swimming pools that were built with an automated pool cover but no fence. Some of these were permitted by the previous Zoning Administrator, based on their administrative interpretation of the applicability of the building code, and some were built without a permit.

### PREVIOUS PC DISCUSSION

At their December meeting, the Planning Commission discussed further and directed the Township Planner to revise the draft to address two primary factors:

1. Require a fence or similar enclosure. An automatic pool cover may be permitted in addition to the fence.
2. Add reference to hot tubs and pools and defer to the building code for standards. An excerpt of building Code standards is attached to this memo.

The proposed language is proposed to replace existing language in its entirety for clarity.

### NEXT STEPS

1. **Set Public Hearing:** If the proposed draft is acceptable, the PC may consider the following motion to set a public hearing:

*In the matter of Text Amendment 22-ZTA-03, motion to set public hearing for \_\_\_\_\_ to amend the Zoning Ordinance section 13.165, Swimming Pools based on the draft as presented, with changes as summarized by the Township Planner at tonight's meeting.*

- OR -

2. **Further Discussion:** If the PC would like to discuss further, the PC may consider the following motion to reconsider:

*In the matter of Text Amendment 22-ZTA-03, motion to postpone consideration of Zoning Ordinance amendment to section 13.165, Swimming Pools based on the draft as presented, with changes as summarized by the Township Planner at tonight's meeting.*

## MEETINGS SUMMARY

Date	Meeting	Action
Nov 16, 2022	Planning Commission	Introduction; Request of consideration by the applicant
Dec 21, 2022	Planning Commission	Discussion of draft dated December 07, 2022
Jan 18, 2022	Planning Commission	Discussion of draft dated January 04, 2023

### PROPOSED DRAFT AMENDMENT – (01-04-2023)

[Note: The following text is proposed to replace the existing section 13.165 in its entirety.](#)

### Section 13.165 Swimming Pools, Hot Tubs and Spas

The following regulations shall apply to any pools, hot tubs and spas that is more than twenty-four (24) inches deep in its deepest part or that has a surface area of more than two hundred fifty (250) square feet.

- (1) **Permits.** Construction of a swimming pool shall require a certificate of zoning compliance permit and a County building permit.
- (2) **Site Standards.** All pools, hot tubs and spas shall comply shall comply with setback, and lot coverage requirements for accessory buildings.
- (3) **Location.** Such pools, hot tubs and spas shall be located in the side and rear yards only.
- (4) **Enclosure.** To prevent unauthorized access and protect the general public, the pool shall be enclosed by a fence or other enclosure that complies with the International Swimming Pool and Spa Code. An automatic pool cover may be installed in addition to a fence.
- (5) **Other Codes.** Such pools, hot tubs and spas shall comply with the International Swimming Pool and Spa Code in addition to the other standards listed in this section.
- (6) **Start of Use.** No swimming pool shall be filled with water until all required fencing or walls have been fully installed and all applicable Township, County, and State inspections and approvals have occurred.