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Planning Commission Special Meeting

Discussion on Oil & Gas Drilling DRAFT Ordinance

March 24, 2015



Updated Process

1. City Council has extended the 6 month moratorium
2. Public Hearing tonight
3. If Planning Commission is agreeable with proposed ordinances, recommend adoption to City Council
4. City Council will hold 1st & 2nd readings & adopt ordinances (with or without modifications)

Note: Oil & Gas Ordinance is an amendment to the Zoning Ordinance, & the Pipelines Ordinance is an amendment to Chapter 94 of the City's Codified Ordinances



Proposed Ordinance

Key Changes

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1. Restrict oil & gas wells to Industrial Zoning as a permitted use

Clarifies that processing, storage & refining are conditional uses in the Industrial district

2. The setback for oil & gas wells has been increased to 1,000 feet from residential dwellings, places of worship, schools, hospitals, child care center & public parks

Expressly states that this does not restrict or prohibit underground horizontal or directional drilling, which is what Auburn Hills has in its Ordinance





Proposed Ordinance

Key Changes

3. In addition to providing a copy of the EIA that the well owner/operator files with the MDEQ, the owner/operator must provide the City with a hydro-geological study & must install at least 1 groundwater monitoring well & must provide the City with test sample results (consistent with the new Supervisor of Wells Instruction)
4. Perimeter fence must be at least 6 feet high
5. All operations must be conducted in accordance with MDEQ's "best practices" in regard to odor, dust, noise & nuisance control
6. Exterior lighting must be shielded & comply with Zoning Ordinance exterior lighting standards
7. The well owner/operator must conform to the Performance Standards in the Zoning Ordinance regarding dust, odors, noise, etc.



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Proposed Ordinance

Key Changes

8. Completed well head structure is limited to 22" in height
9. Measures or controls must be satisfactory to the City Engineer regarding drainage, run-off or discharge of hazardous materials, no off-site discharge of stormwater is allowed except to an approved drainage system
10. All brine, mud, wastewater, chemicals & waste must be properly disposed of to prevent infiltration or damage to any water wells, wetlands & watercourses
11. Injection wells are prohibited
12. The site must be kept in a clean & orderly condition



Proposed Ordinance

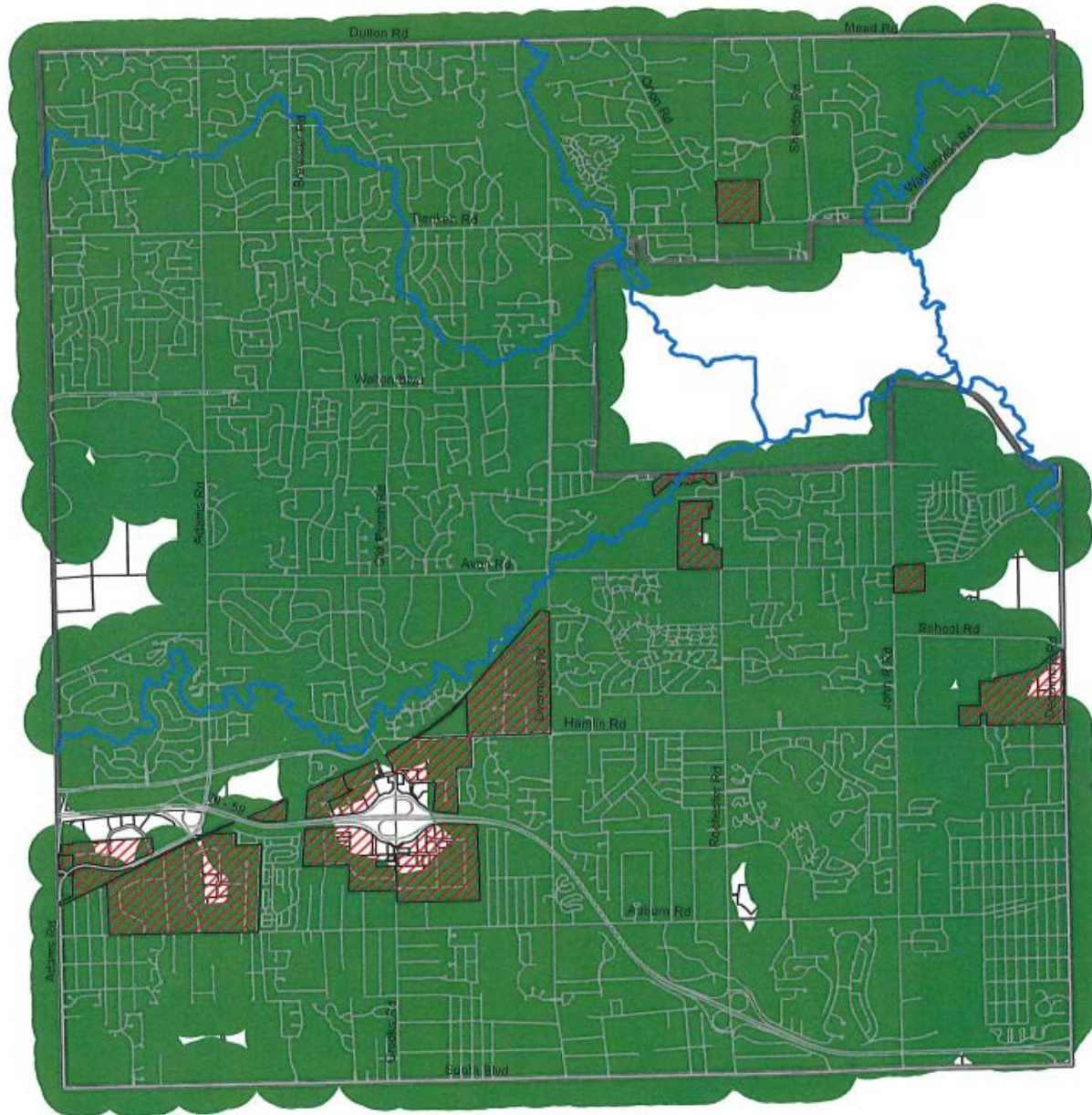
Key Changes

13. Landscaping to limit public view must be provided in accordance with the City's landscape & screening requirements, a Type E buffer must be provided
14. The City Engineer must approve roads & routes for trucks & equipment traffic
15. The well owner/operator must provide emergency contact information & an emergency response plan
16. Hydraulic fracturing ("fracking") is prohibited

Proposed Ordinance

Key Changes: 1,000 ft. buffer

- Map depicting areas within 1,000 ft. buffer from Residential Dwellings (with Industrial zoning)



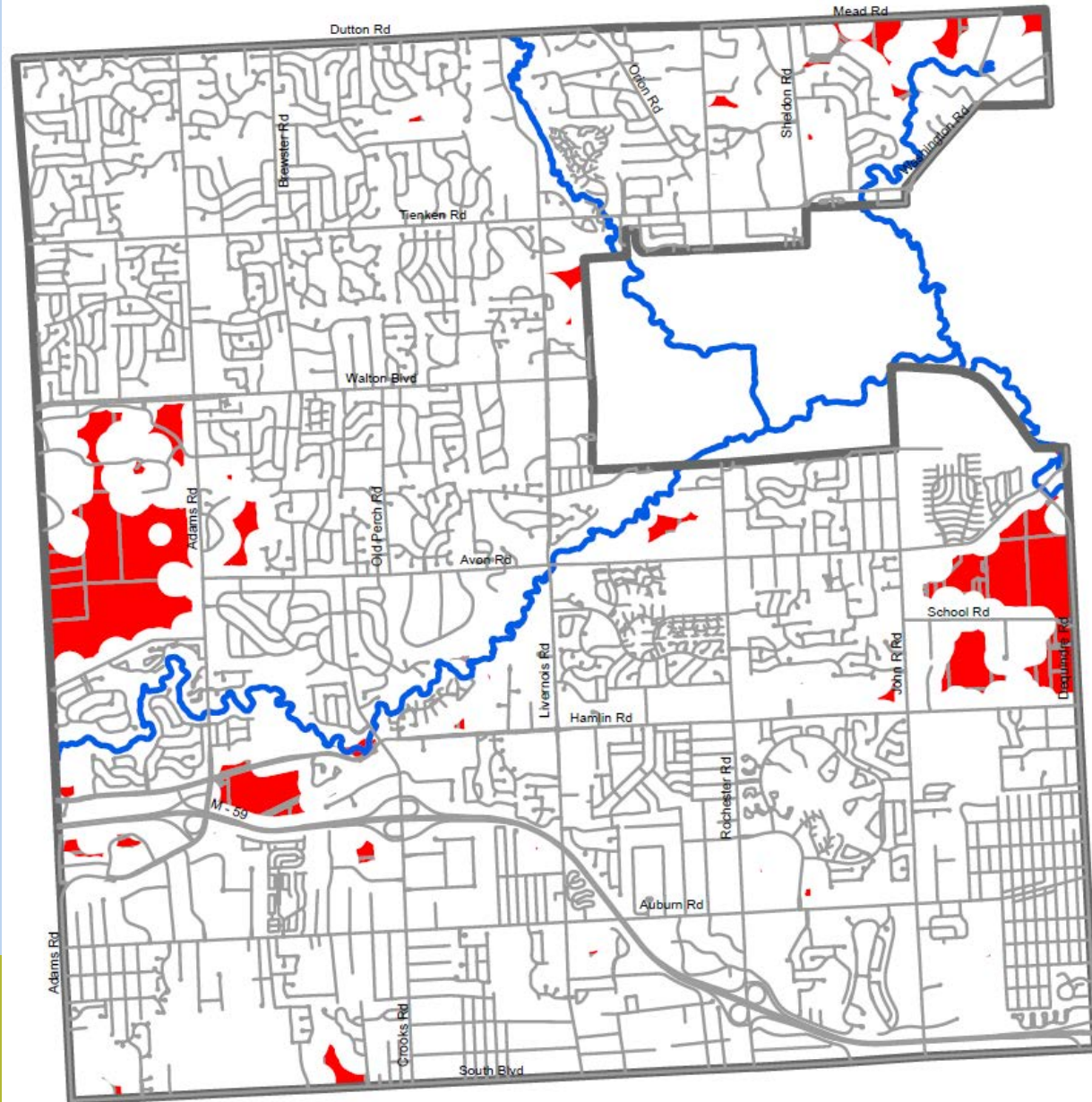


Proposed Ordinance

Key Changes: 1,000 ft. buffer

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- Map depicting portions of parcels that could permit drilling based on 1,000 ft. buffer



Map created by MIS Dept. 1/8/15

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