

**Sagamore Hills Township
OIL AND GAS REGULATIONS**

This entire section reviewed and approved by Resolution 16-31 Adopted 7-11-16
Effective 8-10-16

16.0 Oil and Gas Regulations

Oil and Gas Well Drilling and regulations shall be consistent with ORC Chapter 1509 and related administrative code.

16.1—Permit

~~No person, partnership, corporation, or other legal entity (hereinafter “driller”) shall drill a well for the exploration of oil and gas or deepen an existing well for oil and gas within Sagamore Hills Township, without first completing an application.~~

16.2—Fee

~~The application may be obtained by making written application to the Sagamore Hills Zoning Inspector upon such forms as the zoning inspector may prescribe. A separate application is required for each gas and/or oil well. A nonrefundable fee shall be submitted with each new application to cover the costs of administrative review. The application shall contain an agreement that in the drilling of a well, and in the restoration of the premises, all requirements of the Sagamore Hills Township Zoning Resolutions shall be fully and strictly complied with. The application shall be signed by lessee(s), if any.~~

16.3—Site Plan and Vicinity Map Requirement

~~Each application to drill an oil or gas well shall be accompanied by a site plan and a vicinity map of the area involved in the application. The site plan and vicinity map shall be drawn to scale showing thereon, or attached thereto, the following:~~

- ~~A. The owners names and addresses and current lot lines of all properties within the—
—proposed drilling unit;~~
- ~~B. The current locations, dimensions and use of all buildings and structures within—
—the drilling unit;~~
- ~~C. The proposed location of the well and all associated appliances and facilities,
such as the wellhead, piping, separators, scrubbers, tank batteries, access roads,
dikes, fences and the like;~~
- ~~D. The proposed landscaping, screening and restoration plans;~~

~~E. The proposed locations of pipelines to be utilized to transmit the gas or oil to off-site locations and facilities to be established at receiving facility locations;~~

~~F. For emergency purposes, a schematic diagram of all flow lines, connections, and shut off valves, the diagram to be modified and resubmitted to the Zoning Inspector any time that change in the equipment or facility occurs.~~

~~16.4 Proof of Ownership~~

~~Each application to drill an oil and/or gas well shall be accompanied by a statement of proof of ownership of the oil and/or gas mineral rights of the entire site.~~

~~16.5 Landscaping Plan~~

~~When the oil and/or gas well site or the associated equipment is located within one thousand (1000) feet of an existing residence(s), the application shall provide for effective natural screening of the oil and/or gas well and associated equipment from the residence(s). The natural screening shall consist of dense evergreen shrubs placed so as to create a substantially opaque visual barrier between the well and associated equipment and the residence(s). These evergreen shrubs shall be at least six (6) feet in height at the time of planting. These shrubs shall also be maintained for the life of the well.~~

~~16.6 Bonding Requirement~~

~~Prior to the commencement of any drilling activities, a surety bond set by the Board of Trustees, issued by a bonding company in good standing within the State of Ohio must be posted with the Township Fiscal Officer for each Township road upon which a well site and access road are to be located. The surety bond shall cover the costs of any damage to Township roads during the construction phase of the well drilling.~~

~~After the well is in operation, and the well site is restored and landscaped, a surety bond, set by the Board of Trustees, issued by a bonding company in good standing within the State of Ohio, shall be required for the life of the well to ensure that the regulations of this Chapter are complied with. This surety bond shall be filed with the Township Fiscal Officer and released only upon the plugging of the well core and restoration of the site. Completion shall be determined by the Zoning Inspector after a complete inspection of the site. The bond shall be released only upon the approval of the Trustees.~~

~~16.7 Construction of Access Drive~~

~~Prior to the drilling of any oil and/or gas well, a private service and emergency access drive~~

~~shall be constructed. The driveway shall be used exclusively for the access to the well. The access drive shall be constructed with suitable road material to prevent mud deposits on public roads and to permit emergency access to the well site during inclement weather. The driller shall be responsible for removing daily mud and debris on the public roadways caused by their operation.~~

~~The access drive shall have a gate at or near the public road entrance. The gate shall have a locking device to prevent unauthorized entry from the public road.~~

~~The access drive shall have a minimum width of forty (40) feet at the public road right-of-way and shall be a minimum width of twelve (12) feet in the area outside of the public road right of way. The access drive shall be cleared of trees, shrubs, and other vegetation to a width of fifteen (15) feet. This width requirement is necessary to permit emergency access to the well site during inclement weather.~~

~~The access drive shall not be located nearer than one hundred twenty five (125) feet from the centerline intersection of two streets. No more than two (2) access drives shall be constructed at any well site.~~

~~When an access drive connects with a Township road, all culvert and ditching shall be done under supervision of the Sagamore Hills Township Service Director, who shall be notified twenty four (24) hours before the access drive is to be started. The Service Director shall make a final inspection of the culvert and ditching after completion of all such work.~~

~~When the access drive connects with a county or state road, all culverts and ditching is will be subject to approval of the county or state agency.~~

16.8 — Notification

~~The driller shall notify the Sagamore Hills Police Department at least twenty four (24) hours prior to moving the drilling equipment onto or off of the well site.~~

16.9 — Updating Township Information

~~The driller shall continually update the information on the application. The driller shall provide the Zoning Inspector with the name, address, and telephone numbers of all persons or legal entities responsible for the maintenance and operation of each oil and/or gas well site and shall notify the township immediately of any changes in this information. The Zoning Inspector shall forward this information to the Police Department and Fire District.~~

16.10 — Drilling Activities

~~The process of “fracturing,” dressing tools, sharpening bits, operating a forge, or any other~~

~~work or labor which causes noise or disturbance is prohibited, except the physical drilling operation, between the hours of 9:00 p.m. and 6:00 a.m. in any areas in which inhabited dwellings are within five hundred (500) feet of such operation, unless the written consent of the owner or lessee(s) of such dwelling is first obtained. This written consent shall be filed with the application prescribed in this Chapter. A blow out preventer in good working order shall be provided for oil and/or gas wells.~~

~~16.11 Fences~~

~~Storage tanks, separators, well installation, and other permanent producing facilities shall be entirely enclosed by a six (6) foot high chain link fence. All fences shall be kept in good repair until the well site is abandoned and the tanks taken out of service. The gate shall be padlocked. Shipping valves extended beyond the fence shall be padlocked.~~

~~16.12 Signs~~

~~During the entire time of drilling or production of a gas or oil well, a metal sign identifying the site, owner/operator of the well, emergency telephone number, street name and number, as approved by the County Engineer, shall be installed on the access drive gate to facilitate emergency access. The sign shall be continually updated whenever any changes are made.~~

~~16.13 Security~~

~~All gates, storage tank manholes, discharge valves, shutoff valves, and fence gates shall be padlocked. All locks at a given well site shall utilize a master key. Master keys with an identification of the well shall be provided to the Police Department and the Fire District to ensure accesses to the well site in case of emergency.~~

~~16.14 Severability~~

~~Any part of this Chapter which is superseded by any section of Ohio Revised Code or any rule or regulation promulgated thereunder shall not affect the validity of any remaining portion of this chapter.~~