



DRILLING Southeast Michigan Oil & Gas Drilling in Residential Areas

August 2014 image of Nino Homes 1-6 Well in Shelby Township, Michigan. Only 457 feet from home foundation.

Michigan DEQ field notes say the Gas and Oil Drilling in Shelby Twp is **NOT shut down**. West Bay Exploration will return to the well "Late in Fall".

The Nino Homes 1-6 Well is called a Wildcat Well, Exploratory Well and/or Test Well. These names of wells are used when there are plans for MANY wells in the area. Mineral rights leases have been signed in Shelby Township, Washington Twp., Rochester Hills, Auburn Hills, White Lake Township and Scio Township. Seismic testing is occurring in Sterling Heights, Birmingham and Bloomfield Twp. Your neighborhood might be next.

Mineral extraction companies like West Bay Exploration and Jordan Development are **exempt from local zoning laws**, due to the Michigan Enabling Zoning Act. The state law allows gas and oil drilling anywhere in townships, **EVEN IN SUBDIVISIONS**, and local zoning rules do not apply.

Cities/Townships have no local control over gas and oil drilling, since drilling permits are issued by the DEQ in Lansing. Townships cannot regulate or control the drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes and shall not have jurisdiction with reference to the issuance of permits for the location, drilling, completion, operation, or abandonment of such wells.

In Michigan, the setback is only 450 feet (that is approximately 4 or 5 houses away). Other states have larger setbacks. In Dallas Texas, where they know oil and gas exploration, the setback from an oil well has to be 1,500 feet.

Gas and Oil Drilling with Chemicals/Acids is allowed under current law. The new technology called "ENHANCED OIL RECOVERY" uses an acid stimulation solution injected into the ground. Michigan DEQ does not even require the mineral extraction companies to disclose what chemicals they are putting into the ground.

The pollution, dust, traffic, 24/7 operation, gas flaring, noise, **lower home values**, and nonharmony with the neighborhood is what citizens will have to live with if this continues in residential areas around the state.

YES, all of this is allowed to happen right here in Southeast Michigan.

Concerned? You should be if you value your neighborhood, your home resale value, your water resources, your environment and your peace of mind.

For more info: Like us on Facebook~Citizens Against Residential Drilling, or visit www.citizensARD.org

But what can I do?

TAKE 2 MINUTES AND CALL LANSING!

Call the Governors office,
your State Rep and the DEQ
and tell them:

- I am Against Drilling in Residential Areas
- I want our Cities and Townships to have some control in the decisions of oil drilling/exploration
- I want 1,500 to 2,000 foot setbacks from homes
- I want notice before a permit is approved, so I have time to get a baseline of my water well water quality
- I want the state law changed, so the mineral extraction companies are required to disclose which chemicals they use and how much

Gov. Snyder 517-373-3400

DEQ Dan Wyant 517-284-6700

see our website for your State Rep
and Senator phone numbers

GAS AND OIL MINERAL RIGHTS

Horizontal Fracturing commonly referred to as Fracking, along with Directional Drilling (see image below left) has spurred a U.S. boom in oil and natural-gas production. These new production techniques blast huge amounts of water — mixed with sand and chemicals — deep underground to break apart shale deposits and extract gas and oil from the rock's pores.

Destroying the land to provide a few years of toxic, temporary jobs and further entrench our nation's dependency on fossil fuel is not a good bargain for Michigan ~ or for any other state proposed for wringing out the last puddles and whiffs of gas and oil.

ARE THERE ANY RISKS WHEN LIVING NEAR OIL AND GAS SITES

Some elected officials and even the Michigan Department of Environmental Quality will tell you that gas and oil drilling and fracking are safe. They are pro-drilling because it brings revenue to the state. All you have to do is google "Ohio oil drilling spill" to see it is not safe. The results will show you as Ohio has added more wells, the number of spills/fires/accidents increases. Read more at these links:

<http://ohiocitizen.org/ohio-oil-drilling-spills-increasing/>

<http://www.ohio.com/blogs/drilling/ohio-utica-shale-1.291290/pdc-energy-cleaning-up-oily-fluid-spill-at-morgan-county-well-1.486789>

Recent studies have linked the new gas and oil production techniques to possible birth defects, higher lung disease risks, methane contamination in drinking water and elevated endocrine-disrupting chemical activity in groundwater. Some environmental groups, including the Natural Resources Defense Council, oppose fracking, saying it has insufficient safeguards.

What's in the air near oil and gas production sites?

A 5 state study monitored air at locations in Arkansas, Ohio, Colorado, Pennsylvania and Wyoming. The answer is potentially dangerous compounds and chemical mixtures that can make people feel ill and raise their risk of cancer. "The implications for health effects are just enormous," said David O. Carpenter, the paper's senior author and director of the University at Albany's Institute for Health and the Environment.

Levels of eight volatile chemicals exceeded federal guidelines under several operational circumstances. Benzene, formaldehyde, and hydrogen sulfide were the most common compounds to exceed acute and other health-based risk levels.

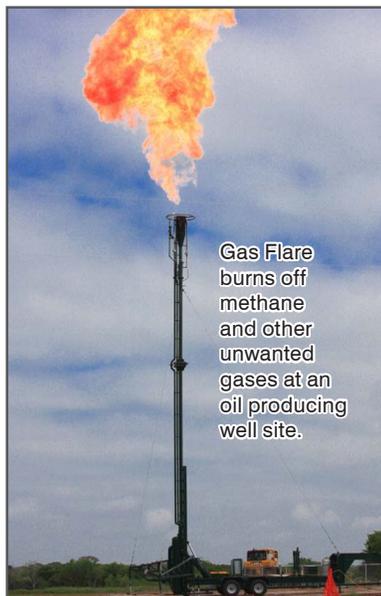
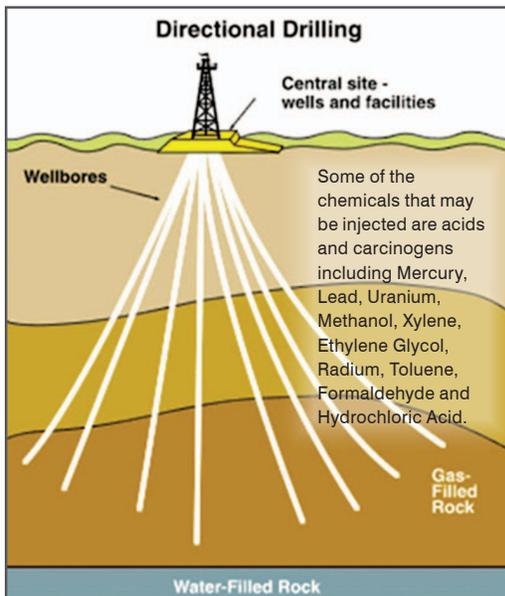
<http://www.ehjournal.net/content/13/1/82/abstract>

A Yale-led study has found a greater prevalence of health symptoms reported among residents living close to natural gas wells.

<http://news.yale.edu/2014/09/10/more-health-symptoms-reported-near-fracking-natural-gas-extraction>

Horizontal Fracturing/Fracking and associated injection wells can lead to earthquakes that can damage property.

<http://www.livescience.com/48294-fracking-caused-ohio-earthquakes.html>



WILL SELLING MY MINERAL RIGHTS AFFECT MY PROPERTY VALUE?

Realtors are documenting that buyers are becoming increasingly hesitant about buying homes near drilling sites, with fewer and fewer bids rolling in. "Some don't want to even look at anything remotely close to any existing or proposed well sites," Boulder County real estate agent Nanner Fisher told the Colorado Independent. She also told the Boulder Journal that "if there is a well that's visible when you show a property, the prospective buyer will ask to look for something else. A lot of it is the visual effect of the well site," she said. "And, they think if you can see it, it's gotta be close enough that it's not healthy."

A Pennsylvania couple was recently denied a new mortgage on their property by Quicken Loans because of a drilling site across the street. According to the lender, "gas wells and other structures in nearby lots...can significantly degrade a property's value" and do not meet underwriting guidelines. Two other lenders also denied the family mortgages.

<http://www.wtae.com/investigations/Couple-denied-mortgage-because-of-gas-drilling/12865512#ixzz2Svtp1zio>

The number of banks that are applying stringent conditions or refusing to make loans to properties associated with oil and gas drilling is increasing. It will be harder to sell your home, when the buyer can't get a mortgage.

http://www.tompkins-co.org/tccog/Gas_Drilling/Focus_Groups/Assessment%20Documents/White%20Paper.pdf

WHAT ABOUT MY PROPERTY RIGHTS

Mineral rights leases are binding contracts, and they last a long time. When you sell your mineral rights, you are powerless to stop energy developers from drilling future wells nearby. By signing a mineral rights lease, you are telling them it is ok to put in a new well right next door.

If you are told your neighbors have already signed a lease, please double check with your neighbors.

Before you sell your mineral rights, find out where is the surface location of the well? Is it located in a residential area, is it in an existing subdivision and how far is it from a home, school or park?