

## VILLAGE OF ELLSWORTH PLAN COMMISSION MEETING

July 20, 2023 6:30 p.m.

LOCATION: Village Hall, 130 N. Chestnut St. Lower level board room (East rear entrance)

Members Present: Lundgaard (Chairperson); Trustees Beissel, Borner, Hines (in place of Bench); Lalley (online), Bull

Applicants: Emily Tweten, Jorgen Fink, Dean Doornik, Bob Peplin, Michael McGinley, and Ray Davy

Others Present: Trustees Schutz and Anderson; Kim Beebe, Joe Folsom (PCEDC), Dick Hines, Dale Hines, Roxy Birkel, Mathew Anderson, Scott Hines, Angelina Anderson, Andrew Harrington (press), Jaci Gerdes, Scott Freier, Kenny Manfred, Dale Auckland, Christopher Whelan, Stacy Miller, Director of Public Works Vick, Administrator/Clerk-Treasurer Roy

### Minutes:

1. Meeting called to order by Chairperson Lundgaard at 6:30.
2. Public Hearing to review and make a recommendation on a request for a Zoning Map Amendment from Ellsworth Bioenergy, agent, for property owned by the Ellsworth Cooperative Creamery, from the Agriculture district to the Industrial district on Parcel Number 121-01152-0500 located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 20, T26N, R17W, Village of Ellsworth, Pierce County, WI.

The public hearing notice was read. The proposed rezone from Agriculture to Industrial was presented. Scott Hines questioned the exact property location and how many parcels were included. Staff clarified that it was one 40-acre parcel. Public hearing was closed. **MSC Borner/Beissel** to approve the rezone from Agriculture to Industrial. No further discussion. **Unanimous.**

3. Public Hearing to review and make a recommendation on a request for a Special Use Permit from Ellsworth Bioenergy, agent, for property owned by the Ellsworth Cooperative Creamery, a Utility (Anaerobic Digester) on Parcel Number 121-01152-0500 located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 20, T26N, R17W, Village of Ellsworth, Pierce County, WI.

The public hearing notice was read. Emily Tweten presented the project and discussed her experiences with anaerobic digesters in Denmark. Jorgen Fink presented the details of the Bigadan company and the anaerobic digester process. Example of plant designs were presented as well as a draft of the proposed Ellsworth facility. Odor mitigation measures were discussed. Michael McGinley of St. Croix Sensory, Inc. discussed their company and the Odor Management Plan process. The hearing was opened for the Plan Commission questions. Hines asked about the odors and the need for a 200-foot stack and how many anaerobic digesters have been applied for in townships in St. Croix County? Bob Peplin responded that the stack is a DNR requirement and anaerobic

digesters have been applied for in two townships. Chairperson Lundgaard asked about the European standards and if this design would be built to those standards. Jorgen Fink responded that the design would be consistent to the European facilities. Hines asked about possible problems with this type of gas and pipelines with potential leaks. Hines questioned the water usage. PWD Vick asked about chloride usage the water volumes. Vick stated that the water system should be able to handle the increased use, but it has not been tried and that water usage issues could come up for future development. A/C-T Roy stated that the consultants have confirmed that the system can handle the proposed use and that we will have to readdress this when future projects are proposed. Truck traffic was discussed. Bull asked about the height of the structures and the impact to emergency response and the existing emergency equipment. The hearing was opened for public comment. Scott Hines had questions and concerns about the condition of the Hwy 10 and County Rd C intersection, the previous problems with the Biosolids Facility, and the ability to identify where the odor is coming from in East End. Stacy Miller commented that the odors are already too bad in the area. Roxy Birkel had questions about the truck traffic. Tom Schutz presented concerns about this facility being the first of its kind and that the Village will have to deal with the problems. Joe Folsom (Pierce County EDC) talked about the Payment in Lieu of Taxes. Paul Bauer (Ellsworth Cooperative Creamery) discussed their existing digester and odors. Dick Hines questioned if the DNR or EPA will be involved, why was the Village of Ellsworth chosen, and if there are possible conflicts of interest. Scott Hines questions why the company would not have to pay taxes. Dale Hines commented that he thinks there are positives for farms, minimal traffic impacts, renewable energy and may improve the odor in the area. Scott Freier commented that he is happy about an odor management plan and it may help the area. Tom Schutz had questions about the noise and truck regulations. The Public Hearing was closed. **MSC Borner/Lalley** to recommend approval of the Special Use Permit for a Utility/Anaerobic Digester. No further discussion. **Four in favor and one opposed (Hines). Motion passed.**

**4. Adjournment. MSC Borner/Beissel** to adjourn. **Unanimous.**

**Respectfully submitted by Brad Roy, Administrator/Clerk-Treasurer**