

TO: MAYOR AND CITY COUNCIL
FROM: NEIL JENSEN, City Administrator
SUBJECT: Greensmith Builders Request for Lot Split
MEETING DATE: September 21, 2021

BACKGROUND

Josie Hayes annexed 12 acres+- into Cannon Falls for future development. When we discussed the development, it was understood and placed into the resolution that the lot split would not happen unless it was subdivided into a multi-lot subdivision. The concern was that someone would purchase the 8 acres and build one house.

Please find enclosed a letter from Greensmith Builders acknowledging the city will not issue any building permits until the land is subdivided into a multi-lot subdivision. This clears the way to split the lot and close on the property without the Hayes family being involved in the preliminary plat.

STAFF RECOMMENDATION

Please approve the Greensmith Builders letter to do a lot split in the Hayes development.

REQUESTED COUNCIL ACTION

Please approve the Greensmith Builders letter to do a lot split in the Hayes development.



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September 17, 2021

VIA E-MAIL

Neil Jensen, City Administrator
City of Cannon Falls
njensen@cannonfallsmn.gov

Re: My Client GreenSmith Builders, LLC
Josie Hayes Addition

Dear Mr. Jensen,

As we discussed today, I am the attorney for GreenSmith Builders, LLC, the developer of a housing development proposed in the City of Cannon Falls.

My client has a purchase agreement to purchase approximately 8.5 acres with the intent of developing it into a housing subdivision containing not less than 25 residential lots.

We would request that the property be replatted into Parcel A, Josie Hayes Addition. It is the intent of my client to replat the property into the housing subdivision and rezone the property as R-3.

We agree that the replat will contain the agreed upon number of lots, that no building permits will be issued until the replat is approved, and these terms and conditions will be binding on the successors and assigns of my client.

Thank you for your assistance in this matter.

Sincerely yours,

Robert J. Foster

RJF:ata

cc: Aaron Smith, Marc Wigder

GreenSmith Builders, LLC agrees with the terms of conditions of this letter

GreenSmith Builders, LLC

By: 
Aaron Smith (Sep 17, 2021 08:52 MDT)
Aaron Smith, its Manager

