



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning & Zoning Meeting Notes**

Date: 3/23/2022

Time 6:00pm

[Zoom Link](#)

1. Mollie Scozzari calls the meeting to order at 6:05pm
2. 10 of 15 Members Present: Jo Vos, Mollie Scozzari, Neil Reardon, Missy Rotterdam, Francesco Parisi, Eric Mahn, Fred Dawe, Joe McErlane, Marshall Hall, Matt Sharkey-Smith
 - a. Non-committee attendees: Eric Reiners, Lisa Peterson, Nick Patterson, Fred Mosel
 - b. Absent Members: Irina Brown, Alice Eichholz, David Miller, Carrie Reardan, Zachery Schaaf
3. **Approval of February Minutes and Agenda**
 - a. **Missy's name misspelling: correct Roderdam to Rotterdam**
 - b. **Scozzari makes a motion to approve the February minutes with amendment and the March agenda. Dawes seconds, the vote passes unanimously.**
4. Heritage Preservation Certificate of Appropriateness and Historic Variances (Eagle Ridge Partners- Lisa Peterson, Eric Reiners)
 - a. New signage plans for International Market Square (IMS)
 - i. East Side- Roof sign and vertical sign
 - ii. South Side- Vertical Sign
 - iii. 4 new signs being proposed that are tenant specific for larger commercial spaces that have opened up
 - iv. Sign plan is subject to review of the Historic Preservation Committee
 - b. Seeking a letter of support from the committee, interested in feedback from P +Z as well
 - c. Note: IMS is not technically in the North Loop but near the boarder

5. Signage Proposal Presentation and Review at 400 1st St. N (Fred Mosel)
 - a. Facing North 1st Street, new tenant "Heart Yoga" wants a new sign on the building
 - b. Tenants are proposing a sign that would hang horizontally off the building
 - c. No action requested from P + Z Committee at this time

6. Updates on Vacated Alley of The Copham (Greco Development- Nick Patterson)
 - a. Submitted first proposal to Historic Preservation Committee (HPC)
 - b. The new plan is to make this a private utility for tenants of The Copham
 - i. There will be 8ft doors to close off the space from the public, but they will be able to allow emergency vehicles to come through the space
 - c. This section of the street has historic pavers underneath it
 - i. Parisi says this is a historic area that is a public utility, and it should not be privatized, this should not disrupt the historic nature of the neighborhood once the city pays to unearth the railroad tracks
 - ii. Prescriptive easement, the public has unencumbered use to it because of how long it has been seen as public
 - iii. Seems like there may be legal challenges

7. Reports
 - a. Nu Loop Partners (Alice Eichholz)
 - i. No updates
 - b. Public Art & Beautification (Francesco)
 - i. One meeting with a street artist volunteering to work in the North Loop for a reasonable fee
 - c. Historic Preservation
 - i. No updates

8. Old Business
 - a. Kado No Mise/San Jusan is moving seating into the parking lot
 - i. About seven tables being permanently added to the outside of the building
 - ii. No permanent structure, only new lighting being added
 - b. Maytag Rooftop Bar and Intersect were on the HPC 3/15 agenda, both were approved
 - c. TIMBR project is beginning again

9. New Business
 - a. Affordable Housing subcommittee formation
 - i. City of Minneapolis is looking at updating their Affordable Housing rules
 - ii. Comments are due to the city May 1st

- iii. Scozzari, Vos, and Rotterdam are going to co-run a subcommittee to discuss what NLNA would like to see in future Affordable Housing projects that come to the North Loop
 - b. Vote on whether virtual only meetings or returning to in-person meetings
 - i. Hybrid meetings- Missing proper equipment and space to make this work well
 - ii. **Scozzari poses a motion to try hybrid next month, Mahn seconds this, the vote passes unanimously**
10. Board Actions
- a. New members elected and priorities for the year are being planned
11. No neighbors in attendance for Neighborhood Comments
12. Letter of Support for IMS
- a. Does NLNA want to support as is or are there other comments or questions?
 - b. **Parisi moves to approve, Vos Seconds, the vote passes unanimously**
 - c. Reardon is opting out of this vote in case of potential conflict of interest
13. **Parisi moves to write a letter of concern about the Greco project, Hall seconds, the vote passes to write a letter addressing the following concerns:**
- a. **Concerns about historic preservation**
 - b. **Concerns about the public easement**
 - c. **Concerns about other developers plans to use this alley**
14. **Scozzari makes a motion to adjourn at 7:13, jo and Parisi seconds the motion, the Committee adjourned.**