



**NORTH
LOOP**
NEIGHBORHOOD

**North Loop Neighborhood Association
Planning + Zoning Committee February 18, 2026, Meeting Minutes
Time 6:00 pm**

- 1. Meeting called to order at 6:05 pm by Vos.**
 - a. 7 of 12 committee members were present: Jo Vos, Matt Sharkey-Smith, Neal Reardon, Mollie Scozzari, Missy Rotterdam, Alice Eichholtz, and Francesco Parisi.
 - b. 5 Committee Members were absent: Kyle Ingebrigtsen, Frederick Dawe, Matt Bruns, David Miller, and Grant Johnson
 - c. Guests: Dennis Johnson, Chestnut Cambronne, Attorneys at Law; Jay Ettinger and Josef Berg, Rabbit Hole, Co-Owners; Diane Merrifield and Gwen Hollins, North Loop Neighborhood Association Board of Directors; and Ken Thompson, 5th Avenue Lofts, community member.

- 2. Vos indicates that January minutes will be forthcoming. The committee approved the November minutes. Vos moved to amend the February agenda to remove the presentation by Chris Meyer on the Open Parks Proposal. The February agenda was seconded and approved.**

- 3. Dennis Johnson, Chestnut Cambronne, Attorneys at Law; Jay Ettinger and Josef Berg, Rabbit Hole, Co-Owners: Dynamic Signage for Rabbit Hole, 411 North Washington Avenue**
 - a. Dennis Johnson provided an update on the Heritage Preservation Commission (HPC) review process, which is required to gain approval for Rabbit Hole's request for a dynamic sign above its main entrance. Johnson explained that the building is considered a non-contributing structure (non-historic) on Washington Avenue.
 - b. Johnson and Rabbit Hole owners are working with Rob Skalecki from Minneapolis City Planning to navigate the HPC approval process, and a letter has been sent to the NLNA outlining their signage request. Johnson noted that, while HPC approval is not guaranteed, they are committed to working with neighbors and the city to ensure neighborhood compatibility. Johnson outlined the steps in the approval process and committed to keeping everyone informed of developments.
 - c. Johnson explained that the sign meets current city requirements.

- d. Jay Ettinger addressed the initial negative impression created by the installation of the dynamic sign due to its brightness and hours of operation. Ettinger explained that they have reduced the brightness to 20 percent in response to neighborhood feedback and he emphasized their commitment to being a good neighbor. The sign will also be lit only from 4 pm to 11 pm rather than all night (as it was originally). He also discussed the sign's potential uses, which could include promoting local events.
- e. Josef Berg highlighted the sign's potential to help meet the business's goal of increasing visibility to attract customers.
- f. Committee members also raised concerns about noise and parking issues, which Ettinger addressed by noting that they had proposed solutions to 5th Avenue Loft's Homeowners' Association (HOA) but they have not heard back from the HOA.
- g. Committee members expressed their desire to be able to formally review Rabbit Hole's proposal before it is formally heard by HPC. The P + Z will meet again on March 18th.
- h. Ettinger and Berg offered to arrange for a demonstration of the 20 percent lighting level at night to help the neighborhood and committee form their recommendations regarding Rabbit Hole's proposal. The committee discussed involving residents and the 5th Avenue Loft's HOA in the testing process. The committee will publicize the demonstration through the NLNA website.

4. Proposed Slate of 2026 Committee Members.

- a. Vos proposed a slate of potential P + Z members for 2026 to the committee for its approval before being sent to the NLNA Board of Directors for its approval.
- b. The committee reviewed and approved the 2026 membership slate, which include 11 current members (Matt Bruns, Frederick Dawe, Alice Eichholz, Grant Johnson, David Miller, Francesco Parisi, Mollie Scozzart, Matt Sharkey-Smith, Neal Reardon, Missy Rotterdam, and Jo Vos), plus the addition of Fernando Burga. Vos noted that the NLNA Board of Directors will formally appoint Diane Merrifield as co-chair at its upcoming meeting.

5. Old Business

- a. Vos noted that Michael Margulies has filed an appeal regarding the City's 30 percent window requirement for Bathhouse (760 3rd Street North). The appeal is scheduled to be heard March 3rd at 9:30 am before the City's Committee of the Whole.

6. Next meeting is scheduled for March 18, 2026. The meeting adjourned at 7:00 pm.

