



**NORTH  
LOOP**  
NEIGHBORHOOD

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**North Loop Neighborhood Association  
Planning + Zoning Committee January 21, 2026, Meeting Minutes  
Time 6:00 pm**

- 1. Committee called to order at 6:00 pm.**
  - a. 10 of 12 committee members were present: Kyle Ingebrigtsen (Co-Chair), Molly Scozzari, Neil Rearden, Fred Dawe, David Miller, Alice Eichholz, Matt Sharkey-Smith, Grant Johnson, Francesco Parisi, and Missy Rotterdam.
  - b. 2 Committee Members were absent: Jo Vos (Co-Chair), and Matt Bruns.
  - c. Guests: Jordan Hummel (Bathhouse VP of Real Estate), Michael Margulies (developer representative), Devin Brown (massage therapist), Lauren XXX (HOA president at Herschel Lofts), Louis Raymond (NLNA board member), Dave XXX (resident), Henry Jarvinen (Councilmember Rainville's Office), Mike Binkley, and Andrea Gee
  
- 2. Approval of Previous Minutes & Agenda**
  - a. Motion to approve November meeting notes: Approved unanimously
  - b. Motion to approve current agenda: Approved unanimously.
  - c. Quorum confirmed
  
- 3. Michael Margulies: Bathhouse Presentation by Developer**
  - a. Property currently functions as a dog park; lease will remain until construction begins.
  - b. Land use application submitted, awaiting staff report.
  - c. Project requires only site plan review (no rezoning or variances).
  - d. Building: approx. 35,000 sq. ft., two floors plus rooftop amenities.
  - e. Meets design standards except for glass coverage requirements.
  - f. 3rd Street façade: 26% glazing (slightly below 30% requirement).
  - g. 8th Avenue façade: no ground-floor glazing (privacy concerns).
  - h. Second floor glazing exceeds requirements (30% on 8th Ave, 60% on 3rd Street)
  
- 4. Jordan Hummel: Bathhouse Presentation by VP of Real Estate**
  - a. Bathhouse concept: modern take on Russian/Turkish traditions, focused on social wellness and recovery.
  - b. Facilities include thermal pools, cold plunges, saunas, steam rooms, hammams, massage/scrub services, food & beverages.
  - c. Rooftop and interior spaces actively programmed.

- d. Customer demographic: 20–45 years old, ~60% female.
- e. Privacy & safety are central: patrons are often in bathing suits, so ground-floor glazing would expose them to public view.
- f. Risks of voyeurism, photography, and harassment cited as reasons for requesting alternative compliance on glazing standards.
- g. Industry norm: wellness facilities typically avoid street-level windows in bathing areas.
- h. Minneapolis' location is seen as a strong fit for the brand's expansion.

**5. Committee Discussion & Decision**

- a. Members reviewed renderings, floor plans, and the glazing compliance request.
- b. Concerns were raised about the lack of ground-floor windows along 8th Avenue and the impact on neighborhood design standards.
- c. The committee emphasized the need for transparency on whether excavation below the surface is possible and why the floor plan could not be adjusted to allow more street-facing windows.
- d. Motion: To send a letter of support for the project as presented.
- e. Outcome: Motion did not pass.
- f. Decision: The committee will not send a letter of support at this time. Support may be reconsidered upon review of a report demonstrating that excavation below the surface is not feasible or why the floor plan cannot be modified to allow additional glazing along the street frontage.
- g. Next steps: Developer to provide further documentation addressing excavation feasibility and floor plan constraints. Committee will revisit the issue if additional information is available.

**6. Next meeting is scheduled for February March 18, 2026.**

**7. The meeting was adjourned.**