

SIGN PERMIT STAFF REPORT

Sign Review Commission

July 15, 2026

Applicant: Scott Bina – Mann Signs Inc.

Address: 78 Cliff Street, Deadwood, SD 57732

Site Address of Proposed Signage: 78 Cliff Street (Northern Hills Federal Credit Union)

Computation of Sign Area

Building Frontage: 100 Feet

Total Available Signage: 200 Square Feet

Existing Signage: None

Remaining Available Signage Area: 200 Square Feet

Proposed Sign Project: Install new: wall sign (50 Square Feet), freestanding sign (29 Square Feet), and two freestanding signs (6 Square Feet each)

Proposed Building Materials: Composite and Metal (see attached rendering)

Proposed Lighting of the Signs: Internal illumination on wall and larger freestanding signs, no illumination on smaller freestanding signs

Location of Proposed Sign: See attached rendering

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant has been contracted to provide all new signage at this location. This is part of an overall remodel of the property.

The proposed signs and their locations are compliant with the sign ordinance.



"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

Variances

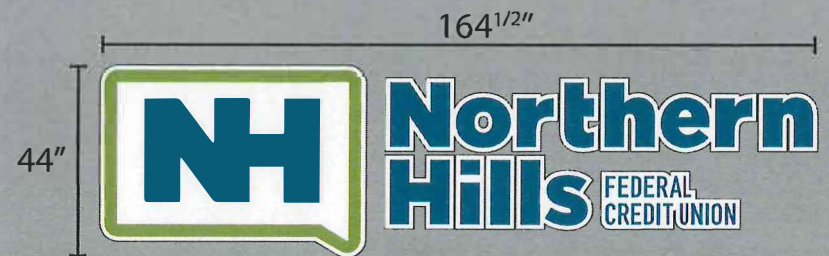
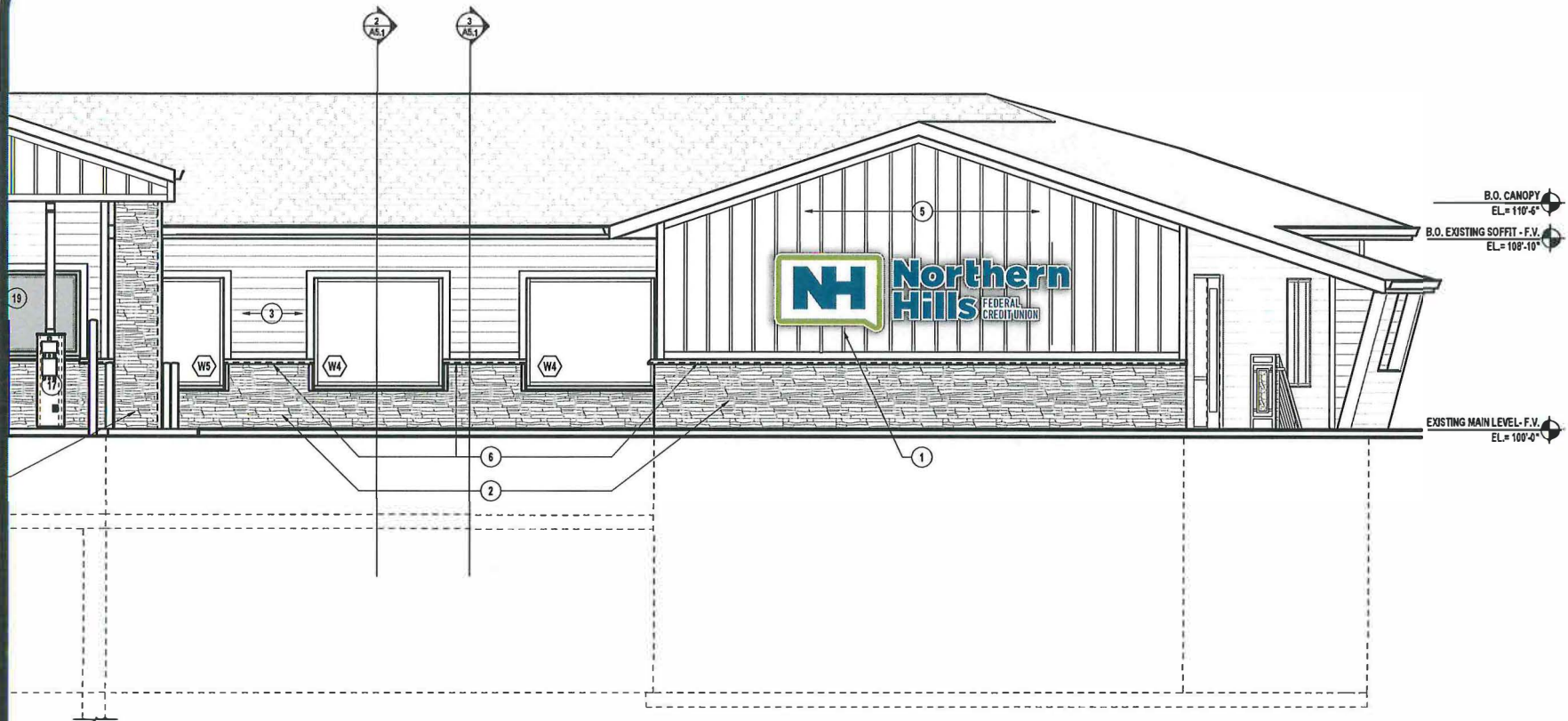
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve permits for four new signs at 78 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.



mann
SIGNS, INC.

1507 Continental Ave
Bismarck, ND 58504
701-355-1111
www.mannsignsinc.com

CLIENT:

Northern Hills - Deadwood

APPROVAL:

X

WORK ORDER:

#55170

CODE:

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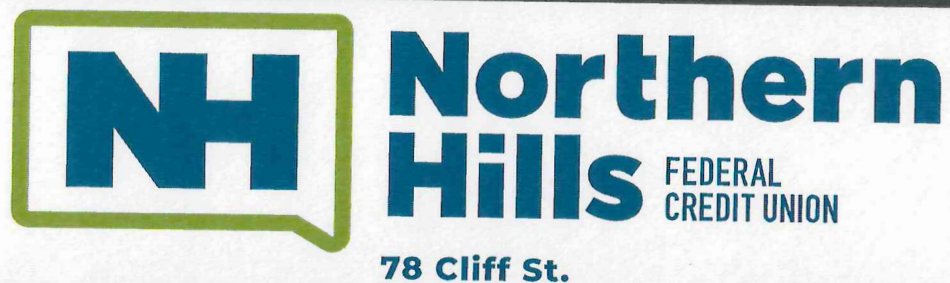
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BACKSIDE DESIGN

Thank You



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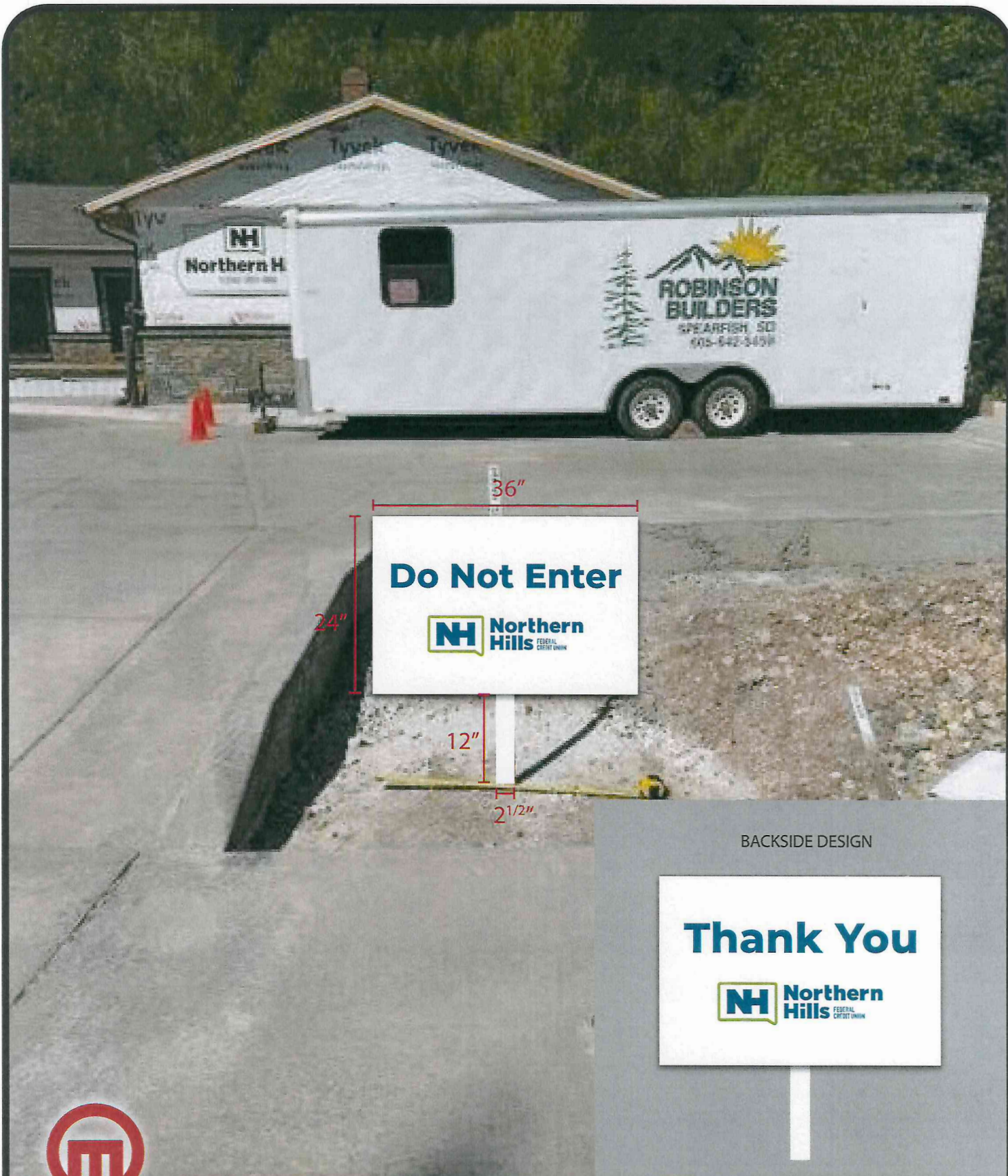
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