



2018 ANNUAL REPORT



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Laura Blaney
Jim Biggs
Attorney Scott McClure

County Council

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Sylvia Graham
Mike Jessen
Jeff Larson
Jeremy Rivas
Dan Whitten
Attorney Harold Harper

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Laura Blaney
Kevin Breitzke
Attorney Scott McClure

Drainage Board

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Jim Biggs
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Paul Nelson
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Kevin Breitzke – Ex-Officio
Attorney Clay Patton

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Kevin Breitzke
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Kenneth Williams
Luther Williams
Kyle Yelton
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Marvin Brickner, Vice-Chair
Bob Poparad
Luther Williams
Michael Young
Attorney Scott McClure

Hearing Officer

Richard Burns

Development Review Committee

Robert Thompson, Chair
Michael Novotney, Vice-Chair
Kevin Breitzke, Plan Commission
Dan Boyd, Health Department
Matt Gavelek, Highway Engineering
Richard Sexton, Highway

MESSAGE FROM THE DIRECTORS

Dear Porter County Residents:

2018 was a productive year for our young department. Our Storm Water division initiated more than 120 construction and maintenance projects all across the county, and began rehabilitation of the storm water infrastructure serving Old South Haven, which is a significant milestone for the department and Porter County as a whole. Our Highway Engineering division began tackling the reconstruction and rehabilitation of about a half dozen of the county's lowest rated bridges. It's a priority for the Department to address problems with the county's existing infrastructure areas as well as review new development to ensure that all of the county's infrastructure provides a level of service that the people of Porter County expect and deserve.

As the "new kid on the block," we are often asked what the Department's role really is within the county. One of the goals of this report is to share more about who we are and what we do, and we plan to continue to reach out and engage the residents of Porter County as time goes on.

As always, please feel free to visit our website or give us a call with any questions or concerns you may have. We look forward to continuing to serve you in 2019 and beyond.



Robert Thompson, AICP
Director

Michael Novotney, PE
Director of Engineering



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WHO WE ARE

THE DEPARTMENT OF DEVELOPMENT & STORM WATER MANAGEMENT

Robert Thompson, AICP, Director
Michael Novotney, PE, Director of Engineering
Kristy Marasco, Assistant Director

Engineering

Michael Novotney, PE,
Director of Engineering

Planning & Zoning

Kelly Cadwell, Planner I
Tonya Cargle, Clerical
Monica Gee, Zoning Administrator

Building

Tami Evans, Building Administrator
Mike Haller, Building Commissioner
Bernie Hohner, Building Inspector

Geographical Information System (GIS)

Charles Miller, GIS Manager

Code Enforcement

Joey Larr, Code Enforcement

Storm Water

Chelsey Bradford, EIT, Engineer I
Richard Graeber, Project Manager
Richard Hudson, PLS, MS4 Coordinator
Frank Kalisik, Technician
Kari Leer, CAD/GIS Technician
Beth Moench, Clerical Specialist

Highway Engineering

Matt Gavelek, PE, Senior Highway Engineer
Jamie Uzelac, Technician/Permits

Development

The Department of
**DEVELOPMENT &
STORM WATER
MANAGEMENT**
Porter County, Indiana



DUNNS BRIDGE

2018 YEAR IN REVIEW

STORM WATER

The Department's Storm Water program coordinates activities, administers programs and implements projects across unincorporated Porter County to provide drainage, improve water quality, reduce flood damages and maintain and enhance the county's valuable storm water infrastructure. The Storm Water program's service area excludes only the county's municipalities and five of its eight conservancy districts. The program is directly responsible for the inspection, maintenance, repair and reconstruction of more than 450 miles of public drainage and storm water infrastructure, including ditches, drain tiles and storm sewers, as well as more than 150 storm water management facilities/detention basins.

Storm Water Program At A Glance:

Area Served = 340 square miles

Population Served = 68,000

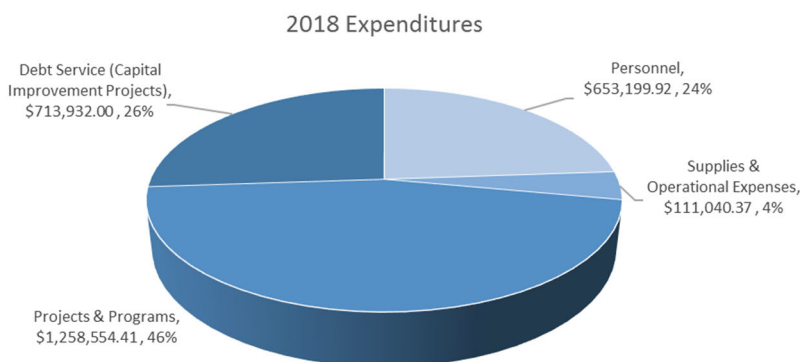
Major Watersheds Served = 2
(Lake Michigan, Kankakee River)

Linear Miles of Public Drainage & Storm Water Infrastructure
(ditches, drain tiles, storm sewers) Served = > 450 miles

Storm Water Management Facilities (detention basins) Served = > 150

2018 Expenditures

The Storm Water program's 2018 expenditures totaled more than \$2.7 million. 46% of the expenditures went directly toward projects and programs providing drainage, improving water quality, reducing flood damages, and maintaining and enhancing the county's storm water infrastructure. Another 26% of the expenditures went toward servicing the debt that was incurred as a result of the sale of revenue bonds in late 2017. The revenue raised through the sale of such bonds is being used to fund the Storm Water program's capital improvement program, which currently includes efforts to repair, replace and reconstruct the storm water infrastructure serving Old South Haven.



Storm Water offers a wide range of programs and services, which have been grouped into five major program areas:

1. Planning

- Drainage problem resolution planning
- Water quality protection & improvement planning
- Flood damage reduction planning
- Watershed planning

2. Engineering

- Public reporting & response program (i.e., drainage complaint program)
- Project cost-share programs (e.g., culvert replacement, private-to-public infrastructure conversion)
- Drainage & storm water infrastructure maintenance program
- Drainage & storm water infrastructure capital improvement program
- Flood damage mitigation program

3. Regulatory

- Plan review & approval (i.e., construction & post-construction storm water control)

4. MS4 Program

- Public education & outreach
- Public participation & involvement
- Illicit discharge detection & elimination
- Construction storm water control
- Post-construction storm water control
- Municipal operations pollution prevention & good housekeeping

5. Public Information & Mapping

- GIS data collection & distribution

2018 YEAR IN REVIEW

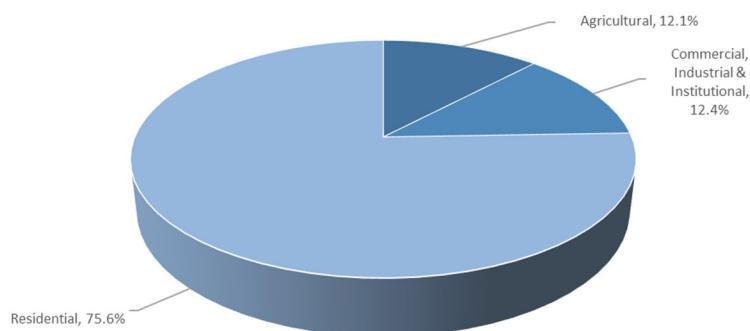
STORM WATER

Funding

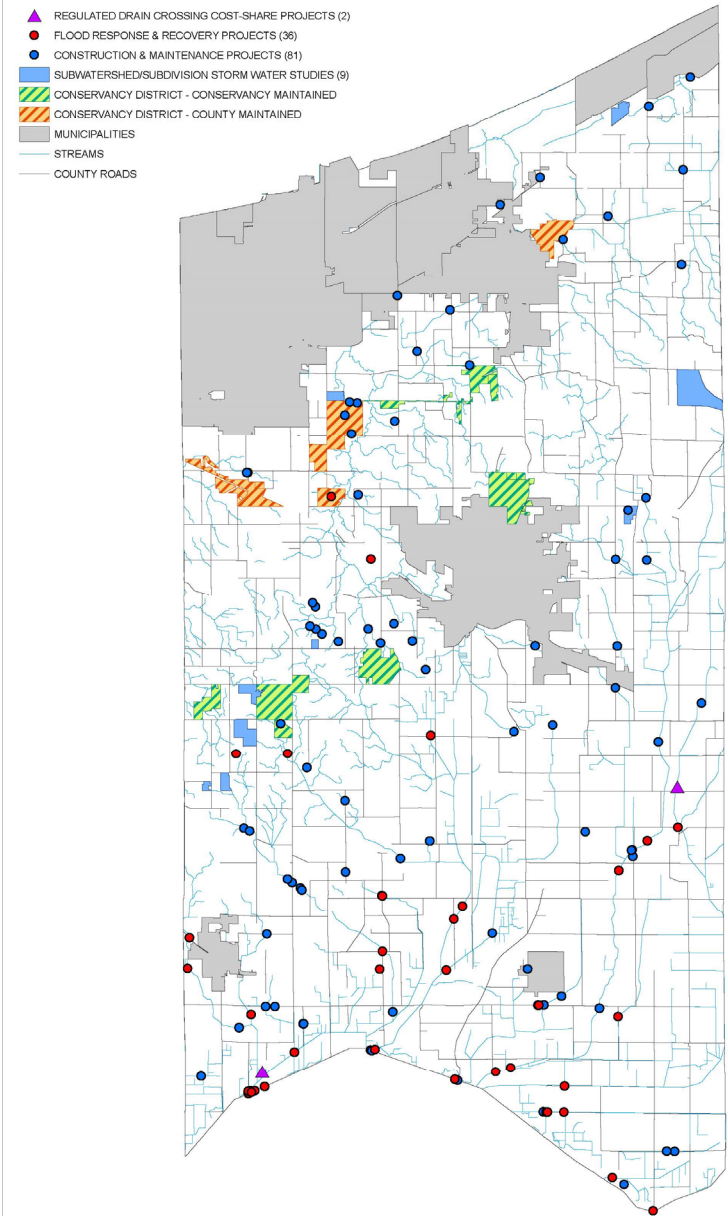
The Storm Water program is funded by the Storm Water Infrastructure User Fee, which provides a fair, equitable, transparent and dependable source of funding to support the program and allow it to meet applicable federal and state regulations including Clean Water Act requirements.

- **Fair:** All properties in unincorporated Porter County generate storm water runoff, which needs to be conveyed, treated and managed by the county's storm water infrastructure. Because all property owners use and/or benefit from such infrastructure, all property owners pay to fund the program.
- **Equitable:** The storm water infrastructure user fee a property owner pays to use the county's storm water infrastructure is generally based on the amount of storm water runoff that his or her property is expected to generate, and that needs to be conveyed, treated and managed by such infrastructure.
- **Transparent:** The fees collected are used solely to fund the Storm Water program's efforts to provide drainage, improve water quality, reduce flood damage and maintain and enhance the county's storm water infrastructure.
- **Dependable:** The fee provides a dependable revenue stream to provide sufficient funding for proactive inspection, maintenance, repair, reconstruction and enhancement of the County's storm water infrastructure, resulting in lower costs to property owners over time.

Storm Water Infrastructure User Fee



2018 STORM WATER PROGRAM PROJECTS



The Storm Water program initiated more than 120 projects across unincorporated Porter County in 2018, with a total contract value of more than \$4.6 million. The projects are aimed at resolving drainage problems, improving water quality, reducing flood damages, and maintaining and enhancing the county's storm water infrastructure.

Project Type	#
Construction and Maintenance Projects	81
Flood Response & Recovery Projects	36
Subwatershed/Subdivision Storm Water Studies	9
Regulated Drain Crossing Cost-Share Projects	2

2018 YEAR IN REVIEW

STORM WATER

Severe Storms/Flooding Event - February & March 2018

Porter County experienced record flooding in February and March of 2018, as a result of severe storms that passed through the region Feb. 19-21.

The Kankakee River reached all-time or near all-time crests from the east side of the county to the west and the impacts of the severe storms and flooding event were felt county-wide. Storm Water program staff played a critical role in responding to, documenting and mitigating damage to both public and private infrastructure during the event. The data collected by the department during and after the event documented the scope, extent and character of the event and helped ensure that disaster relief funding was available to both public and private entities.

The Storm Water program also initiated efforts on more than 35 projects to repair damage to public storm water infrastructure caused by the severe storms and flooding.



KANKAKEE RIVER CRESTS & ALL-TIME RANKS

At Dunn's Bridge =
13.65 FT (1)

At SR 49 =
14.46 FT (2)
(1 = 14.54 FT, 1982)



Cornell Ditch, Zakutansky Arm – Drain Tile Reconstruction

This project is the first of several large drain tile reconstruction projects to be undertaken by the Storm Water program.

The project is located near the intersection of CR 500 W and CR 650 S, and extends along the west side of CR 500 W from approximately 615 S 500 W to Cornell Ditch. The project includes the installation of a new drain tile system and surface drainage improvements to replace a failed drain tile and address long-standing drainage issues.

The overall purpose of the project is to enhance the drainage and storm water management services provided to the surrounding property owners by improving the area's drainage and storm water infrastructure.



2018 YEAR IN REVIEW

STORM WATER

Old South Haven - Storm Water Management System Rehabilitation

Porter County's "2010 Countywide Comprehensive Drainage Plan" identified Old South Haven as one of the areas most in need of storm water and drainage infrastructure improvements. A 2018 agreement between the Porter County Storm Water Management Board and the Twin Creeks Conservancy District brought greater South Haven into our Storm Water program. The agreement paved the way for a collaborative effort between Porter County and the Twin Creeks Conservancy District to plan, design, construct and maintain storm water management projects within Old South Haven, New South Haven, Coventry, and Salt Creek Commons.

Our initial focus has been the rehabilitation of the storm water management system in Old South Haven (i.e., area bounded by US 6 to the north, SR 149 to the east, CR 700 N to the south, and McCool Rd. to the west), as well as an assessment of the storm water infrastructure serving the remainder of the neighborhoods within greater South Haven.

As of December 2018, two of the five projects included in Phase 1 of the Old South Haven Storm Water Management System Rehabilitation were underway:

- **Northeast Storm Sewer Project**
- **Storm Sewer Pipe Lining Project**



Morrow Ditch - Ditch Maintenance



The Morrow Ditch maintenance project is just one example of the Storm Water program's continued commitment to the maintenance of the county's system of regulated drainage infrastructure.

The project, which was completed in March 2018, included maintenance of the Morrow Ditch system, which is generally located between the Lake/Porter County Line and approximately 1/4 mile east of US 231, south of SR 2.

The project included clearing, tree removal and mowing to selectively remove trees, woody and herbaceous vegetation, and log jams and other obstructions to drainage from the channel, banks and overbanks of the ditch and to provide access to the ditch for inspection and maintenance purposes.

2018 YEAR IN REVIEW

HIGHWAY ENGINEERING

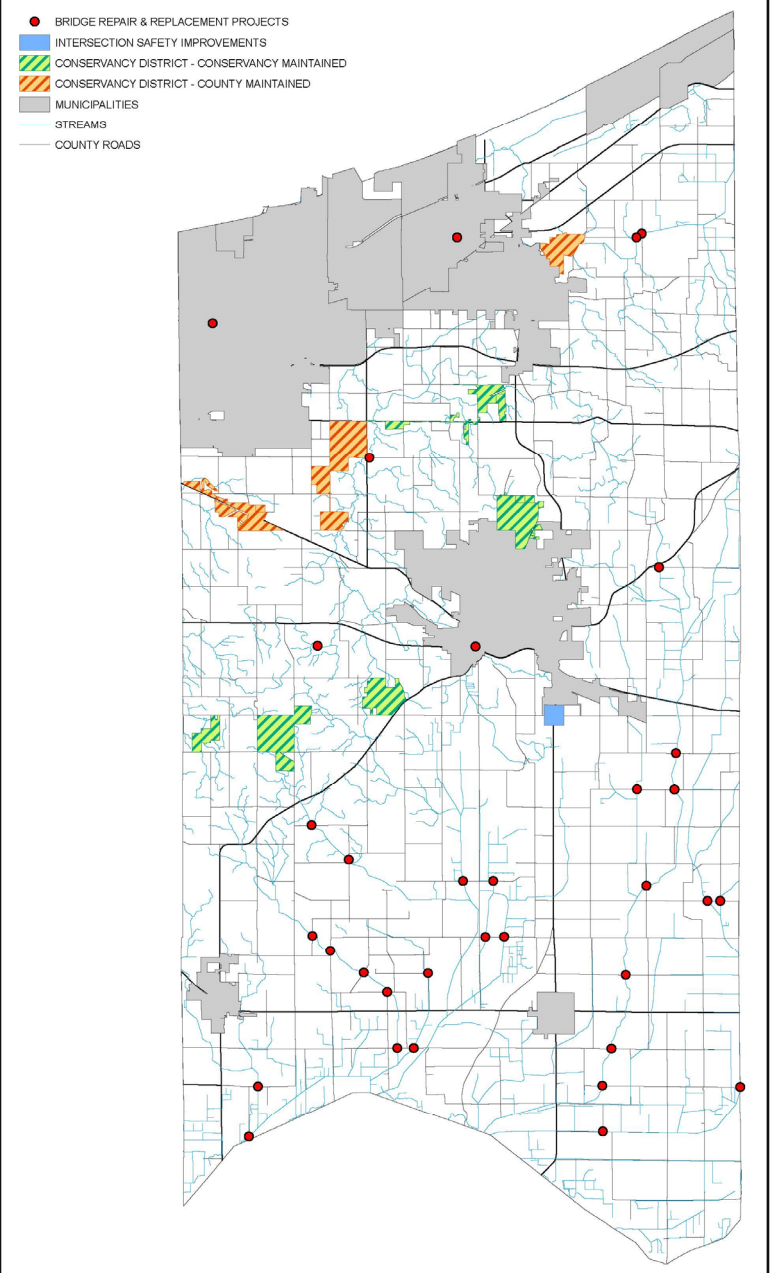
The Department's Highway Engineering section serves as oversight for Porter County's transportation infrastructure, including approximately 800 miles of roadway and 129 bridges. Highway Engineering leads reconstruction and rehabilitation projects, builds asset management plans, regulates permits with the right-of-way, maintains Indiana Department of Transportation (INDOT) and Federal Highway Administration (FHWA) compliance, creates long-range planning, responds to complaints, provides technical assistance to the Highway Department and oversees special projects as assigned by the Board of Commissioners.

In 2018, Highway Engineering managed approximately \$1.5 million for future projects and approximately \$1 million in construction activities. The section was also awarded \$817,544 from INDOT's Community Crossings Matching Grant Fund, for paving work that the Highway Department completed on county roads.

Highway Engineering also oversees the bridge and road asset management programs. This program involves working with the Highway Department to determine road improvements based on the asset management programs. It is a requirement of INDOT to obtain grants such as the Community Crossings Matching Grant fund managed by the State for these projects. The Highway Engineering section is currently working on developing a GIS-based software program for road asset management, which will be used to evaluate road conditions and assist with determining a maintenance solution for each road segment.



2018 HIGHWAY ENGINEERING PROJECTS



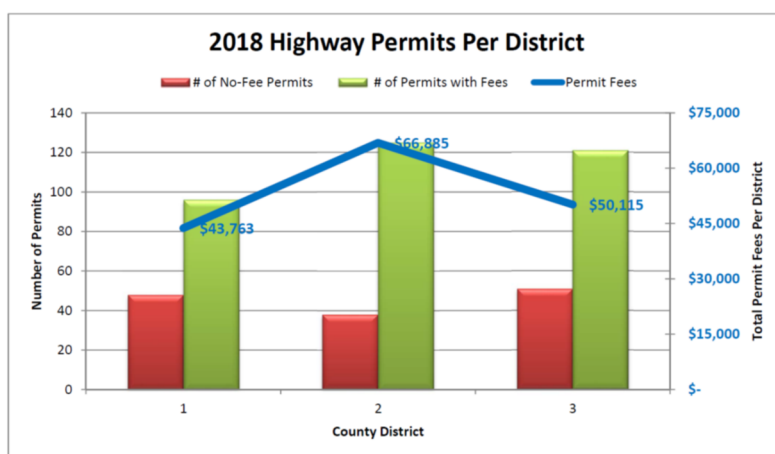
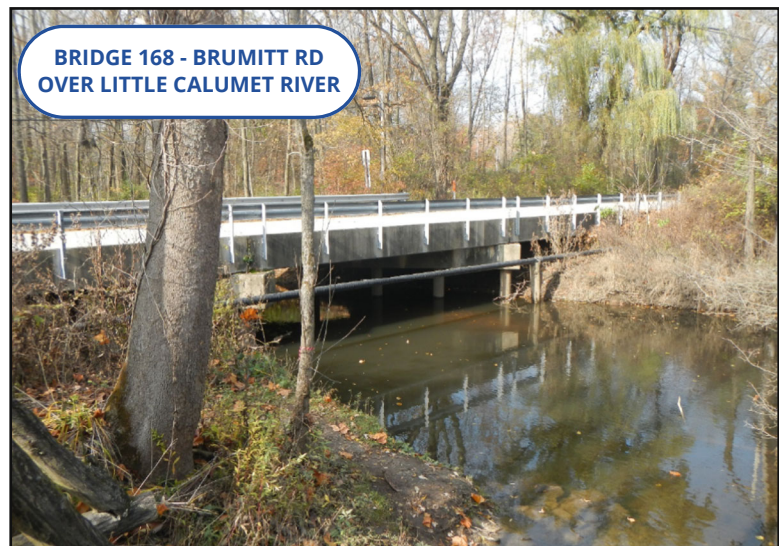
BRIDGE 131 - C.R. 200 WEST
OVER DAMON RUN

2018 YEAR IN REVIEW

HIGHWAY ENGINEERING



Based on work that began in 2018, the Highway Engineering section expects 2019 to be a busy year. Seven bridges are under construction, and the section expects to complete additional road safety improvements, as staff filed an application with INDOT for the Community Crossings Matching Grant for \$2 million in road improvements. Three additional bridge applications were filed for federal aid, including Bridge 131 (200 West over Damon Run), Bridge 149 (Waverly Road over Little Calumet River) and Bridge 1009 (Lenburg Road over Salt Creek). Construction was proposed for 2024 with a construction value total of approximately \$5 million.



HIGHWAY PERMITS

Permits processed by the Highway Engineering section include utility work within the County right-of-way, new home drive cuts and additional drive accesses to parcels. The section reviewed a total of 479 permits. Of these permits, 135 were for utility work within the right-of-way and 345 were for drive accesses to the county road.

2018 YEAR IN REVIEW

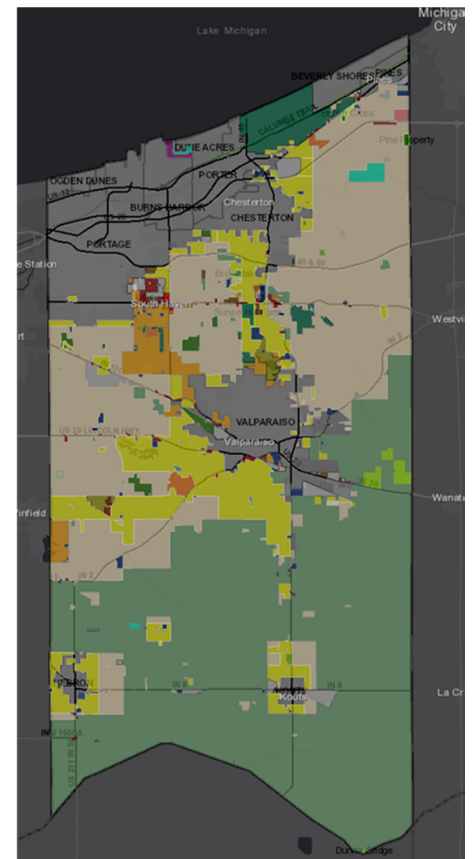
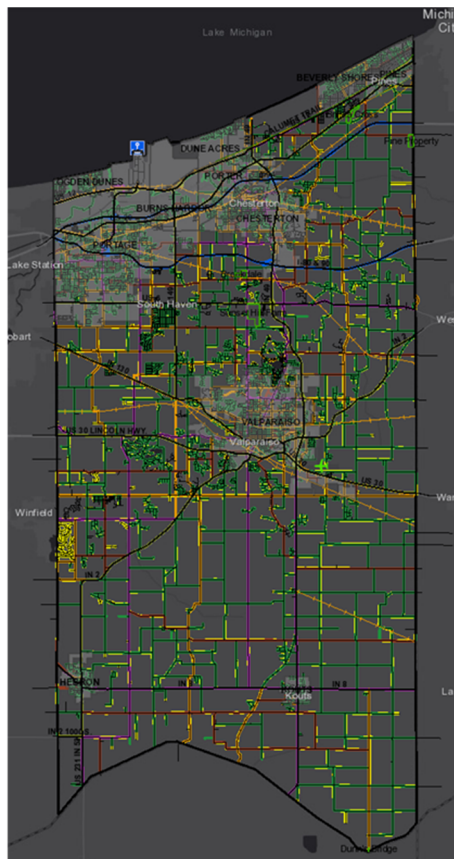
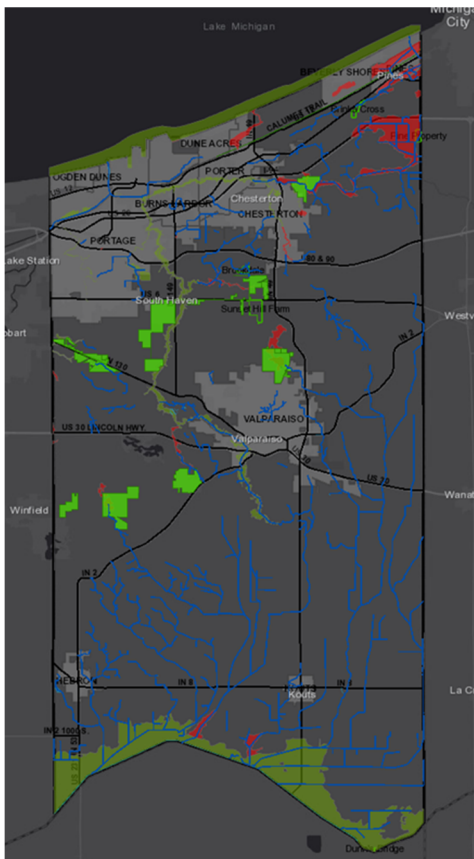
GEOGRAPHICAL INFORMATION SYSTEM (GIS)

The Department's Geographical Information System (GIS) section is committed to providing a robust, accurate, convenient and data-rich information system to empower the organizations and citizens of Porter County. The section is dedicated to continually adding, improving and enhancing content for its users in county offices and for the public.

In 2018, the Department's GIS section began a substantial system architecture evolution to web-based features and applications. In addition to keeping pace with current standards, the goal of this system redesign was to increase GIS feature accessibility to the public and allow for GIS-based work flows for county offices.

In the second half of the year, GIS released a new public facing web map, the GIS Portal, making numerous additional feature layers accessible to the public. Enhanced functionality was added to feature layers including the ability to locate voter polling locations with route mapping, an interactive zoning district layer linked to pages from the Unified Development Ordinance (UDO) and a storm water service entity locator.

Examples of maps available through the new public GIS Portal, introduced in 2018



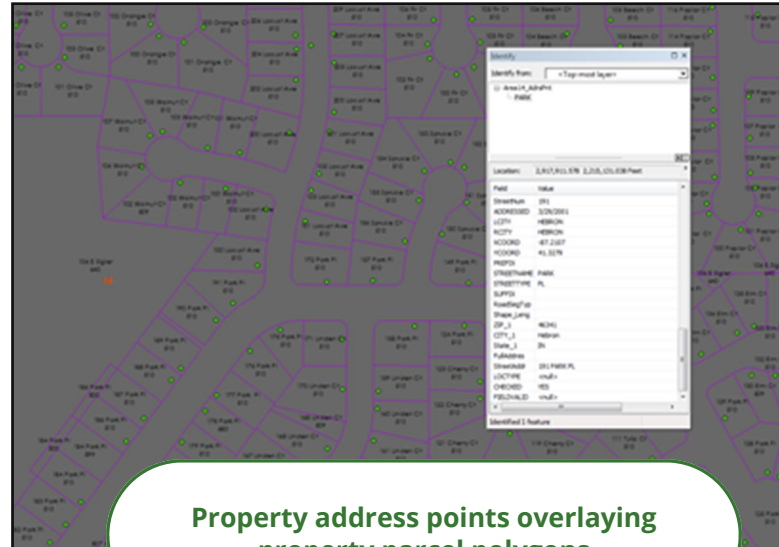
2018 YEAR IN REVIEW

GEOGRAPHICAL INFORMATION SYSTEM

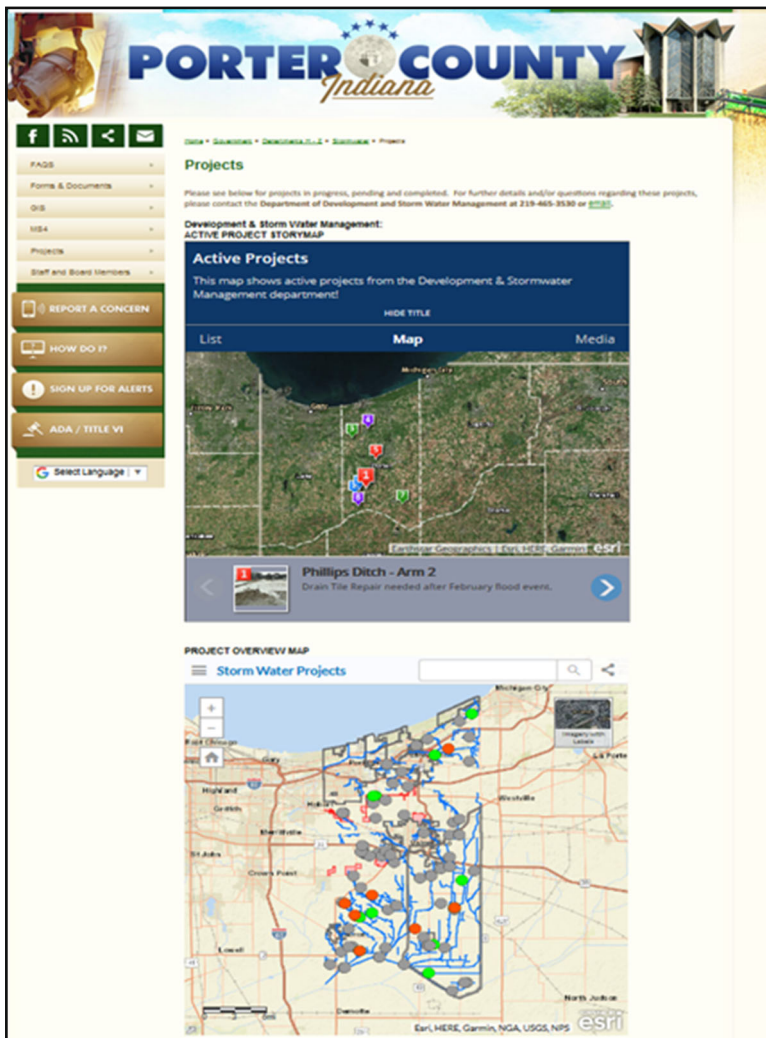
As part of the US Census Bureau's Local Update of Census Address Operation (LUCA) review for the 2020 Census, in 2018 the GIS Office undertook the development of a situs (or postal) format property point address feature for Porter County.

In addition to reviewing the federal record of Porter County addresses to ensure accuracy and completeness of the upcoming census, this also provided the office with an opportunity to begin to develop a much needed property point address record, which will help site location, census reporting and emergency administration.

Porter County's Emergency 911 department will be partnering with the GIS office in the continued development of this property point address feature with the ultimate goal of utilizing it to further aid in emergency response.



Property address points overlaying property parcel polygons



Also during 2018, the GIS section developed interactive project story maps for the Storm Water webpage, which allow the public to easily view project updates and photos. The hope is that this new feature will help improve community outreach and education. The maps are regularly updated by the Storm Water staff.

2018 YEAR IN REVIEW

BUILDING, PLANNING AND ZONING

The Department's Building, Planning and Zoning section helps oversee development within the unincorporated areas of Porter County. The section issues building permits for new construction, remodeling and reconstruction and reviews proposed development plans for consistency with planning and zoning related codes and ordinances, including subdivisions and commercial and industrial developments.

In 2018, the Plan Commission reviewed seven major subdivision applications, approving a total of 167 buildable lots within the unincorporated area of the county. The Development Review Committee, a branch of the Plan Commission set up to hear small developments, approved 12 minor subdivisions for a total of 24 buildable lots. A minor subdivision is a land spit of 4 lots or less on a parcel.

The Board of Zoning Appeals and Hearing Officer hold public hearings to review Variances, Use Variances and Special Exception cases. The Hearing Officer position was created by the Plan Commission per State Statutes to relieve the BZA of simple cases. The Hearing Officer meets twice a month as compared to the BZA which helps expedite cases for the citizens applying.

What is a simple case? Most cases are setback variances for existing structures developed prior to 2007 which is when the County adopted the UDO.

2018 Plan Commission Petitions

	Approved	Denied	Tabled	Withdrawn	Total
Design Waiver	5				5
Rezone	6	2			8
Development Plan	3				3
Extension Primary/Secondary Plat	1				1
Amendment UDO	2				2
Amendment PUD	1				1
Major Subdivision	6			1	7
Total Petitions filed					27

2018 Development Review Committee Petitions

	Approved	Denied	Tabled	Withdrawn	Total
Administrative Subdivision	11				11
Minor Subdivision	12				12
Development Plan	22				22
Total Petitions filed					45

2018 Board of Zoning Appeals

	Approved	Denied	Tabled	Withdrawn	Total
Development Standards Variance	5				5
Use Variance	15	3			18
Special Exception	6		1		7
Total Petitions filed					30

2018 Hearing Officer Cases

	Approved	Denied	Tabled	Withdrawn	Total
Development Standards Variance	31	6	3	1	41
Use Variance	1				1
Special Exception			1		0
Total Petitions filed					42

2018 YEAR IN REVIEW

BUILDING, PLANNING AND ZONING

During 2018, we issued 185 single family residential permits, slightly less than the 190 issued in 2017 and more than the 164 issued in 2016. Union Township led the way with 36 permits issued.

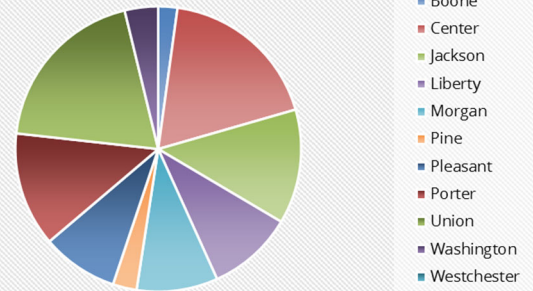
The total construction value of the residential permits reported on the applications is \$68,715,526. Based on this figure, the average price of a single family home permit within the unincorporated area of Porter County is approximately \$370,000. The national average for new home construction for 2018 was \$378,609, with an existing home median sales price of \$253,600.

Four new commercial construction starts were issued as well with a construction value of \$463,170. Commercial interior remodel permits issued totaled 12 for the year with a construction value of \$6,285,000.

2018 New Single-Family Homes By Township

185 TOTAL

Average cost: \$325,000-\$500,000



2018 Commercial New Construction

Washington Twp	Cost
Storage Building	\$250,000
Industrial Building	\$150,000
Total	\$400,000

Union Twp	Cost
Shorewood Forrest	\$53,000
Storage Shed	\$10,000
Total	\$63,000

JOURNEY SENIOR LIVING

Located in Porter Business Park, this commercial project provides residential units for assisted living and memory care next to Porter Hospital.



SAGAMORE SUBDIVISION

Located in Union Township, this residential project was developed as a conservation subdivision with filter strips and native vegetation providing storm water quality benefits.



The Department of
**DEVELOPMENT &
STORM WATER
MANAGEMENT**
Porter County, Indiana

