

WABASH COUNTY COMMISSIONERS

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September 21, 2026

Indiana Michigan Power
c/o Delia Makhetha
Delia.Makhetha@wsp.com

Via Email Only

Re: Greentown-Sorenson Transmission Improvements Project

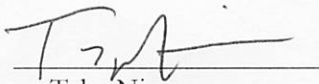
Dear Delia:

The County appreciates what Indiana Michigan Power (I&M) has done to inform the community regarding the proposed Greentown-Sorenson transmission line and possible routes.

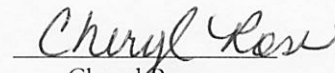
This letter is to request that, prior to any final route decision being made, further discussions be conducted if any portion of the route is within Wabash County. Specifically, the County wishes to ensure that requirements of the County Zoning Ordinance are met. Residents of the County have been expressing concern to the Commissioners regarding the impact of the possible route to their lands and homes, and the County wants to ensure the proper approvals and setbacks are met. Utility transmission lines are allowed with the issuance of a Special Exception in all zoning districts except all residential zones and require a 1,320 foot setback from residential zones. The County has overlayed the proposed route shown on I&M's website onto the County's WTH mapping program and it appears several locations would be within the 1,320 foot setback of a residential zone.

As the project moves forward, we would appreciate further information being shared.

Wabash County Commissioners


Tyler Niccum


Jeff Dawes


Cheryl Ross

Greentown-Sorenson Transmission Improvements Project

Indiana Michigan Power (I&M) representatives plan power grid upgrades in eastern Indiana. The Greentown-Sorenson Transmission Improvements Project involves building approximately 50 miles of 756-kilovolt (kV) transmission line to enhance electric reliability for area customers.

What

The project involves building approximately 50 miles of new 765-kV transmission line from Greentown Substation, near Route 35 by the town of Greentown to the Sorenson Substation, near North Gundy Road in Jackson.

Why

Midcontinent Independent System Operator (MISO), the regional transmission operator who oversees and monitors the power grid across 15 states, mandates this project as part of its long-range plan to strengthen the reliability of the regional electric grid. This project will also create opportunities for future growth and development.

Where

The project study area includes:

Grant County

- City of Marion
- Gas City
- Sims, Green, Richland, Mill, Washington, Pleasant, Liberty, Center and Van Buren townships

Howard County

- Jackson and Union townships

Huntington County

- Warren, Clear Creek, Dallas, Jackson Union and Rock Creek townships

Miami County

- Butler and Harrison townships

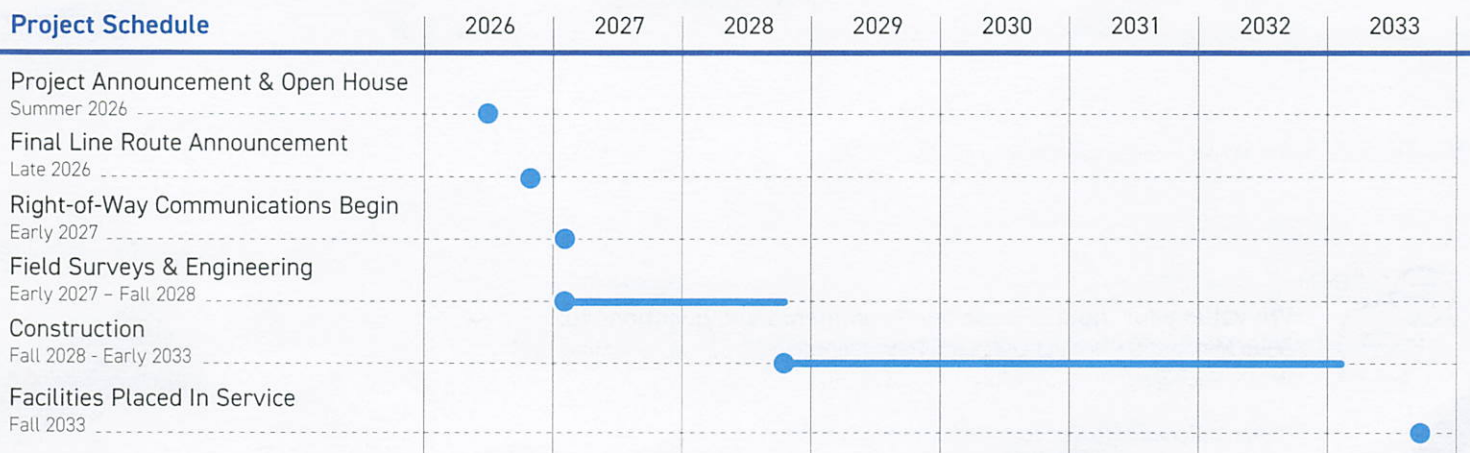
Wabash County

- City of Wabash
- Noble, Largo and Dallas townships

Wells County

- Rock Creek and Union townships

Project Schedule



*Timeline subject to change.

Greentown-Sorenson Transmission Improvements Project

- Study Segment for Transmission Line to be Built
- Study Segment for Transmission Line to be Rebuilt
- Existing Transmission Line
- Potential Transmission Line Reroute
- ▲ Existing Substation

Study Segments are multiple alternatives presented to determine a line route. Company representatives do not build all study segments, but rather they select one route to build based on public feedback and feasibility.

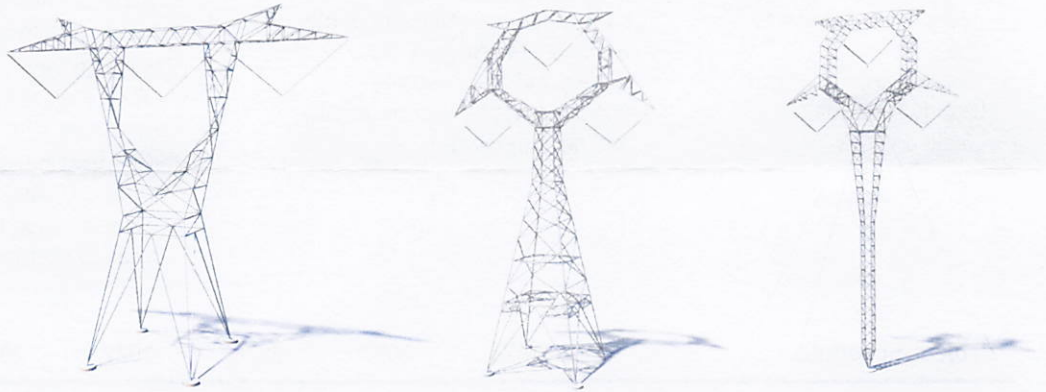


Typical Structures

The project involves the use of lattice and guyed towers.

Proposed Tower Height:
Approximately 180 feet*

Proposed Right-of-Way Width:
Approximately 180-200 feet*



*Exact structure, height, and right-of-way requirements may vary.



We value your input. Please send comments and questions to:

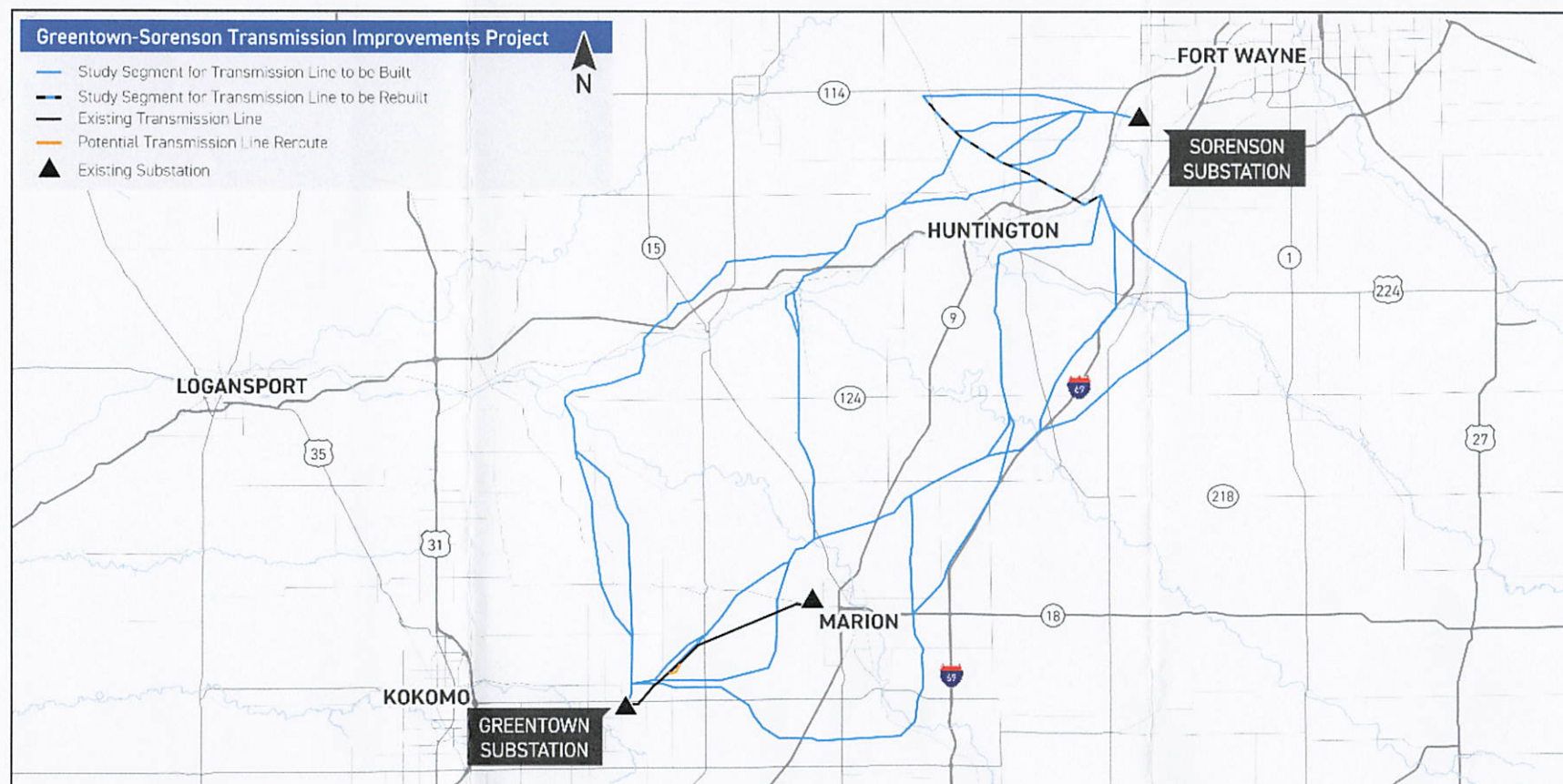
Delia Makhetha • Project Outreach Representative, WSP representing I&M
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IndianaMichiganPower.com/Greentown-Sorenson

8/20/2026

Greentown-Sorenson

Transmission Improvements Project



Greentown - Sorenson

Transmission Improvements Project



Follow-up questions and comments

Please fill out and mail this comment card using the enclosed self-addressed, stamped envelope by **September 25, 2026**. If you prefer to provide comments online, visit [IndianaMichiganPower.com/Greentown-Sorenson](https://www.indianamichiganpower.com/greentown-sorenson).

Please provide any corrections to your contact information below to ensure we have the most up-to-date information for our records.

Name: _____

Address: _____

Email: _____

Phone: _____

Please complete this questionnaire after you have reviewed the information provided about this project.

Did you find the content provided to be informative? ☐ Yes ☐ No

If no, please explain

Please include below any information about features on your property that are in the project area.

If you prefer that a project team member contact you to discuss any of your comments, please note in the additional comments below.

Example: "Study Segment 3 is on the west side of my property and there is an existing gas line running parallel to this study segment."

☐ House, shed or other structure

☐ Springs, streams, wetlands, sensitive species or protected areas

☐ Cave, sinkhole, mine or portal

☐ Approved or documented planned project

☐ Existing conservation easement

☐ Historical or archaeological feature (i.e. homestead, Native American site)

☐ Underground utilities or pipelines (including gas, water, oil, etc.)

☐ Agricultural features including irrigation systems, drainage tiles, etc.

☐ Other land use such as private airstrips, past landfills or buried waste, radio or cellular antennas

☐ Additional Comments

3.6 CHART OF DESIGNATED USES.

USE IDENTIFICATION

P = USE PERMITTED IN DESIGNATED ZONE

P* = PERMITTED RESIDENCE/BUSINESS DETERMINED BY POINT SYSTEM

P** = REVIEW BY PC BOARD REQUIRED

S = USE PERMITTED ONLY BY SPECIAL EXCEPTION IN DESIGNATED ZONE

X = USE NOT PERMITTED IN THIS CATEGORY FOR THE DESIGNATED ZONE

Z = ONLY IN A MANUFACTURED HOME PARK

PRIMARY USE LISTING	DESIGNATION OF USES											5
	BY DISTRICT											
RESIDENTIAL USES	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I	
APARTMENT RENTALS	X	X	X	X	X	P	P	X	X	P	X	
ASSTD LIV. FAC./ NURSING HOME	X	X	X	X	X	S	S	X	S	X	X	
CABIN / COTTAGE	S	S	X	P	P	X	X	P	P	X	X	
CHILDRENS HOME	X	X	X	X	X	S	S	X	X	X	X	
DWELLING, MULTI FAMILY	X	X	X	X	X	X	P	X	P	X	X	
DWELLING, SINGLE FAMILY	P*	P	X	S	P	P	P	P	P	P	X	
DWELLING, TWO FAMILY	X	X	X	X	X	P	P	X	P	P	X	
FARM RESIDENT DWELLING	P	P	X	X	X	X	X	X	X	X	X	
FARM WORKER DWELLING	P	P	X	X	X	X	X	X	X	X	X	
GROUP HOME / HALFWAY HOUSE	X	X	X	X	X	S	S	X	X	X	X	
LODGING HOUSE	X	X	X	S	X	S	S	X	S	X	X	
MANUFACTURED HOME PERMANENT	Z	Z	X	X	S	S	X	S	S	X	X	
MANUFACTURED HOME ACCESSORY	S	S	X	S	S	X	X	S	X	X	X	
MANUFACTURED HOME TEMPORARY	S	S	X	S	S	X	X	S	X	X	X	
MANUFACTURED HOME PARK	X	S	X	X	S	S	S	X	S	X	X	
MOBILE HOME	X	X	X	X	X	X	X	X	X	X	X	
MODEL HOME	S	S	X	S	S	S	S	S	S	S	X	
RETIREMENT CENTER	X	X	X	X	X	S	S	X	S	X	X	
SUB DIVISION, MINOR	X	S	X	X	S	P	P	S	P	X	X	
SUBDIVISION, MAJOR	X	S	X	X	S	S	S	S	S	X	X	
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	X	S	S	S	S	S	S	S	X	
UTILITY USES	A1	A2	FP	FRC	R1	R2	R3	RL1	RL2	GBD	I	
WECS, COMMERCIAL	X	S	X	S	X	X	X	X	X	X	S	
WECS, NON COMMERCIAL	P	P	X	P	P	X	X	P	X	P	P	
SOLAR UNIT, COMMERCIAL	X	S	X	S	X	X	X	X	X	X	S	
SOLAR UNIT, PRIVATE	P	P	X	P	P	P	X	P	P	P	P	
PIPELINE SUBSTATION	S	S	X	S	X	X	X	X	X	X	S	
PUBLIC WELLS	S	S	X	S	S	X	X	X	X	X	X	
SEWAGE TREATMENT, COMMERCIAL	X	S	X	X	X	X	X	X	X	X	S	
UTILITY SUB STATION	S	S	X	S	S	X	X	X	X	S	S	
UTILITY TRANSMISSION LINES	S	S	S	S	S	X	X	X	X	S	S	
OTHER SIMILAR USES AS APPROVED BY THE BZA OR PCD	S	S	S	S	S	X	X	S	S	S	S	

6.1.3. Reading the Chart

N/A	Not Applicable
*	Same as road setback
**	Lot size specified in designated zoning district
***	Setback of primary structure in designated zone
****	See tower standards for setbacks for towers over 200 feet total height.
BPS	Based on Plan Submission
IP	Industrial Park
RROW	Road Right of Way
Y	Screening, Fencing, Mounding or any combination thereof required as determined by the Wabash County Plan Commission & BZA during application review.

6.1.4 Special Exception, Lot Size, Setbacks, and Screening Specifications.

SPECIAL EXCEPTION SETBACKS						
MINIMUM PARCEL SIZE						
SCREENING						
USE	MINIMUM PARCEL SIZE ACRES	FRONT SET BACK FEET	SIDE SET BACK FEET	REAR SET BACK FEET	DISTANCE FROM RESIDENTIAL ZONE FEET	SCREENING FENCE, TREE, MOUND
PLANT NURSERY	**	*	50	50	330	
PRIVATE CLUB	**	*	50	50	50	Y
PROCESSING OF AGRICULTURE GOODS FROM ANY LOCATION	BPS	*	50	50	1320	Y
PROCESSING OF AGRICULTURE GOODS PRODUCED ON SITE	**	*	50	50	330	Y
PUBLIC LODGE	**	*	50	50	50	
PUBLIC WELL	1	*	50	50	50	Y
REAL ESTATE SALES	**	*	***	***	***	
REC. DEV./CAMP, COMMERCIAL	BPS	*	100	100	1320	Y
REC. DEV./CAMP, PRIVATE	BPS	*	100	100	1320	Y
REC. DEV./CAMP, PUBLIC	BPS	*	100	100	1320	Y
RECYCLE CENTER	**	*	50	50	660	Y
REPAIR SHOP	BPS	*	50	50	50	
RESTAURANT	**	*	50	50	50	
RETIREMENT CENTER	**	*	50	50	50	
RIDING STABLE / TRAILS	BPS	*	100	100	1320	
RV SALES SERVICE	BPS	*	***	***	660	Y
SALVAGE YARD	10	*	50	50	5280	Y
SAWMILL	BPS	*	50	50	2640	Y
SCHOOL, K-12 / PRIVATE	BPS	*	50	50	50	
SECONDARY SCHOOL	**	*	50	50	50	
SEWAGE TRTMENT PLANT, COMM.	5	*	300	300	660	Y
SHOOTING RANGE, IN / OUT	BPS	*	100	100	5280	Y
SOLAR UNIT, COMMERCIAL	BPS	±105	25100	25100	1320	Y
SPORTS COMPLEX	25	*	25	25	1320	
STOCKYARD / SALE BARN	BPS	*	50	50	1320	
SUBDIVISION, MAJOR	BASED ON PLAN SUBMISSION AND SUBDIVISION PLAT REVIEWS					
SUBDIVISION, MINOR	BASED ON PLAN SUBMISSION AND SUBDIVISION PLAT REVIEWS					
TECHNICAL INSTITUTE	BPS	*	50	50	50	
THEATRE / OUTDOOR	BPS	*	50	50	1320	Y
TRADE SCHOOL	BPS	*	50	50	50	
TRUCK STOP	BPS	*	50	50	1320	
UTILITY SUB STATION	BPS	*	25	25	660	Y
UTILITY TRANSMISSION LINES	N/A	N/A	N/A	N/A	1320	
VETINARY CLINIC	1.5	*	***	***	50	Y
WAREHOUSING	BPS	*	50	50	2640	
WECS, COMMERCIAL	N/A	SEE WECS STANDARDS CHAPTER 12				
WILDLIFE PRESERVE	BPS	*	50	50	2640	
WINERY	BPS	*	50	50	1320	
OTHER SIMILAR USES AS DETERMINED BY THE BZA	BPS	BPS	BPS	BPS	BPS	BPS



