

# **THE ELIZABETHTOWN REGION**

## **STRATEGIC COMPREHENSIVE PLAN**

**LANCASTER COUNTY, PENNSYLVANIA**

**The Comprehensive Plan for the Growth and  
Conservation of Elizabethtown Borough,  
Mount Joy Township and West Donegal Township**

**Developed by  
The Elizabethtown Regional Plan  
Advisory Committee**

**As Adopted by Resolution 9-1997 by  
the Mount Joy Township Board of Supervisors  
on July 21, 1997.**

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# WHY PLAN?

The Elizabethtown region - Elizabethtown Borough, Mount Joy Township, and West Donegal Township - is facing growth, particularly in the two townships. If wisely managed, growth can be accommodated in ways that greatly benefit the area. However, serious problems are likely if growth occurs with few controls and little consideration of its impact.

The best way to manage growth is to plan for it, and that is why this Comprehensive Plan has been prepared - to help control future growth and meet the needs of current and future residents. Through proper management of growth, we can best conserve and strengthen the desirable and valuable aspects of our region.

The overriding concern of this plan is to accommodate and direct slow-to-moderate growth that will not compromise the rural, small town character of the Elizabethtown region. Major related goals include conserving farmland and other open space, strengthening downtown Elizabethtown, encouraging new business investment, and providing appropriate levels of municipal services.

This Comprehensive Plan will be used as a general framework to manage the Elizabethtown region's growth and preservation over the next 14 years. This plan will enable each of the three municipalities' governing bodies, planning commissions, and residents to review current issues and proposals against a clear picture of what has been determined to be the most desirable plan for the future physical development and conservation of the region.

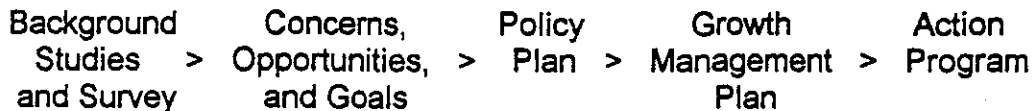
This plan is based upon detailed studies and mapping of existing conditions and trends. Extensive public input from residents, businesses, and others was also carefully considered. This plan was prepared in consultation with the Lancaster County Policy Plan and Growth Management Plan of the Lancaster County Comprehensive Plan, and has greatly benefitted from the guidance of the Lancaster County Planning Commission Staff.

Elected and appointed municipal officials in the Elizabethtown region have important roles in carrying out this plan. Cooperation will also be needed from residents, community organizations, Lancaster County, local municipal authorities, and the region's two school districts, among others. Through these efforts, the Elizabethtown region will be an even better place to live, work, and visit.

# INTRODUCTION

## HOW THIS PLAN WAS DEVELOPED

The Planning Program involved five major phases:



**Background Studies and Survey** - First, a Plan Advisory Committee and an overall process was developed with advice from the Lancaster County Planning Commission staff. Interviews were conducted with key local officials, businesspersons, and community leaders. Advisory Committee members and the planning consultant participated in a bus trip to key areas of concern in the region to allow first-hand, on-site observations and discussions. The Advisory Committee hosted kick-off public meetings at each of the three municipalities. Citizen surveys were also distributed as described below. A booth was set up at the Elizabethtown Fair with maps of the region and surveys for completion.

A wide variety of important information was collected, analyzed, and mapped to allow a solid foundation for decision making. This information included maps of natural features, existing land uses, prime agricultural soils, public water and sewer services, and many other types of regional information. Current land regulatory ordinances, previous comprehensive plans, and other related background materials were also reviewed.

**Concerns, Opportunities, and Goals** - At the initial public meetings and workshops, the major concerns and opportunities of the region were discussed. A set of goals and objectives were then developed to provide direction for the process.

**Policy Plan** - The Advisory Committee and interested citizens developed overall policies regarding land use, community facilities, transportation, and natural features to address the goals and objectives established in the initial phase.

**Growth Management Plan** - The draft Growth Management plan evolved through a series of well-attended workshop meetings to address the policies established. A full set of alternatives was carefully considered ranging from minor adjustments to the existing development policies to very strict limits on areas for new development. After intensive debate, the Advisory Committee agreed upon a draft Growth Management Plan that involved a series of compromises.

**Action Program** - The Strategic Comprehensive Plan is intended to be carried out through a full range of actions, such as updates to municipal development regulations, to implement the Growth Management Plan. The Action Program is described after the Growth Management Plan in this report.

## **PUBLIC INVOLVEMENT IN THIS PLAN**

This plan involved extensive input from the general public, in addition to on going discussions by the Plan Advisory Committee. The major issues raised by the public were: growth management, agricultural preservation, the viability of downtown Elizabethtown, environmental conservation and the provision of adequate public services, especially public water, public sewer and parks.

### **Public Survey**

Public survey forms were distributed at the kick off public meetings held in each municipality and from a display at the Elizabethtown Fair. Just under 200 persons completed and returned questionnaires. The following is a summary of the public survey results. Additional results are included in the Appendix to this plan.

- Slow growth for the Elizabethtown region was the most popular future development scenario identified by survey respondents. Moderate growth was the second most preferred course. A few people expressed a preference for either no growth or rapid growth.
- Agriculture ranked highest among land uses that survey respondents felt should be encouraged in the future; and recreation was a distant second. Heavy industry received the highest number of votes for the land use that people would least like to see encouraged.
- Most people cited a strong belief in the need to preserve agriculture in the Elizabethtown region.
- A majority of respondents reported the need for parks in the Elizabethtown region. Replies were divided about whether a single large community park, more than one neighborhood park, or both types of parks should be built.
- Most respondents agreed that parking in downtown Elizabethtown is a problem but they were split as to the seriousness of the problem.
- A very strong majority described peak hour congestion in and around downtown Elizabethtown as either a significant problem or somewhat of a problem.

### **Kick-off Public Meetings**

The Advisory Committee hosted kick-off public meetings in each of the three municipalities. People who attended the initial round of public meetings spoke extensively about the issues reflected in the public survey results described above. In addition, the following concerns were repeatedly raised at the initial round of public meetings:

- maintaining the rural/small-town quality of life in the Elizabethtown region;
- avoiding residential sprawl and excessive strip commercial development;
- focusing strict agricultural preservation controls only on the region's prime farmlands;
- extending public sewer and water lines in a rational and cost-effective way;
- expanding cooperation among the region's three municipalities;
- encouraging new business investment in downtown Elizabethtown; and



- attracting new industry to the region to provide good paying jobs and to generate tax revenues.

### **Interviews With Key Persons**

A cross-section of key persons were interviewed in the community, including elected officials, the region's Recreation Director, the Borough's downtown and traffic consultants, a representative of Elizabethtown College, representatives of the water and sewage systems, developers, officials of the two school districts, police officials, planning commission members, municipal staff-persons, and community leaders. These interviews provided up-to-date insights on major issues and the initiatives that are underway by these organizations.

### **Public Meetings and Public Hearings on the Plan**

A region-wide Public Meeting was held after the draft plan was completed. Then meetings were sponsored by the Planning Commission of each municipality, followed by individual public hearings by the Boards of Supervisors and Borough Council.

## **THE ELIZABETHTOWN REGION**

The Elizabethtown region includes 45.8 square miles in the northwestern corner of Lancaster County, Pennsylvania, adjacent to Dauphin and Lebanon counties. Elizabethtown Borough is at the center of the Elizabethtown region, surrounded by Mount Joy Township to the north and east, and by West Donegal Township to the south and west.

Elizabethtown is a mixed use, densely developed borough with very little remaining open land. It is the commercial hub of the area and home to Elizabethtown College. Both Mount Joy and West Donegal townships are scenic farmland communities now under heavy residential growth pressure. West Donegal contains an active industrial park and the Masonic Homes private community. A large Pennsylvania Department of Corrections training facility is located in Mount Joy. Both Mount Joy and West Donegal contain significant business development along the Route 230 commercial corridor, particularly east of Elizabethtown Borough. The small, older village of Rheems, which is located primarily in West Donegal Township, is the region's other area of concentrated development.

The Elizabethtown region is approximately half-way along the Route 283 expressway between Lancaster to the east and Harrisburg to the west. The region's main commercial artery is Route 230 which runs east-west parallel to Route 283. Route 743 is the primary north-south road, connecting the Elizabethtown region with Hershey to the north and Marietta Borough along the Susquehanna River to the south.

The Elizabethtown region is influenced by the municipalities that surround it. Londonderry Township and Conewago Township in Dauphin County, South Londonderry Township in Lebanon County, and East Donegal Township and Rapho Township in Lancaster County are areas that have added significant amounts of new residents during the last twenty years just like Mount Joy and West Donegal. The small, densely developed borough of Mount Joy on Route 230 is the only municipality adjacent to the Elizabethtown region that is not a growing area.

The Elizabethtown region has experienced intensified growth pressures over the last two decades because of its proximity to the cities of Lancaster, Harrisburg, and Hershey. As the number of employers in the suburbs of Lancaster and Harrisburg has increased, there are now much greater employment opportunities within a reasonable commuting distance of the Elizabethtown region. The Elizabethtown region is an excellent example of how many people view accessible areas with a semi-rural environment as "the best of both worlds".

REGIONAL LOCATION MAP WILL APPEAR HERE

### **INTERRELATIONSHIPS OF THE PARTS OF THIS PLAN**

The various components of this plan have been carefully interrelated with each other. Overall, policies are based upon careful study of existing conditions and trends, including background studies and maps. Goals in the plan provide the overall policy direction used to develop recommendations. Consideration of the region's natural features and public facilities were used in determining what areas of the region are most suited to varying intensities of development. The impacts of the future land uses on community facilities and traffic patterns have been carefully considered.

The land use recommendations in this plan recognize the need to provide for a full variety of housing types and densities. Compatibility between business and residential areas is emphasized. Land use recommendations also recognize the need for adequate community facilities to accommodate future growth. This plan includes sections describing how its policy recommendations can be implemented. The plan also emphasizes interrelationships between different types of development, the region's economic needs, and municipal expenditures and revenues.

## **THE LANCASTER COUNTY COMPREHENSIVE PLAN**

This plan has been prepared in careful consideration of the Lancaster County Planning Commission's Policy Plan and Growth Management Plan components of the county's Comprehensive Plan. The Lancaster County Planning Commission is a leader in emphasizing the importance of preserving prime agricultural lands and important natural areas. The county recommends that most new development should be concentrated within or near existing developed areas which have public water and sewerage service. The county also strives wherever possible to preserve the traditional farm-to-market development pattern that characterized the formative growth of Lancaster County's towns in relationship to the surrounding countryside.

# THE VISION: THE OVERALL DIRECTION OF THIS PLAN

## THE OVERALL VISION

As we look to the future, the traditional patterns of land uses in the Elizabethtown region will be continued with a strong central town of Elizabethtown and with large areas of farmland, open space, and woodland in most of the surrounding areas.

Elizabethtown will continue to serve as the business, educational, civic, and cultural center for the region. Downtown Elizabethtown will continue to be active with a balanced mix of retail, service, office, worship, institutional, and residential uses. Traffic through the center of Elizabethtown will be properly managed, such as by diverting some traffic to certain new and improved road links in outlying areas. A pedestrian scale will be maintained within the Borough, with an emphasis on safe pedestrian crossings of major streets.

Elizabethtown College will continue to be a major anchor for the region by offering excellent educational programs for traditional students and for other members of the community.

Masonic Homes will continue to provide a wide variety of housing and support services for senior citizens, persons with disabilities, and other persons in need, within a campus that combines exceptional historic architecture, woodlands, open farmland, and highly compatible modern facilities.

New development adjacent to the Borough and throughout the region will build upon the best features of older development patterns. Most buildings will be placed relatively close to the street, with parking located to the rear or the side thereby allowing front yards to remain landscaped. Sidewalks or asphalt pathways will be developed to encourage walking and bicycling. Street trees will be placed along streets, and new parking areas will be well landscaped. Many homes will have front porches thereby encouraging interaction among neighbors.

A variety of types of new homes will be provided in selected locations to offer a range of choices and to make sure affordable housing is available to young families, senior citizens, and others.

Signs will be of modest size and height, and lighting will be controlled to avoid overwhelming adjacent historic and scenic areas and neighborhoods. New business and residential "strip" development along roads will be avoided, as will scattered and sprawled development. Instead, development will mainly occur at modest densities in well planned areas where public water and public sewage services can be efficiently provided. This emphasis on serving new development with both public water and public sewage services at modest densities, while discouraging one-acre or larger lot subdivisions, will minimize the total amount of land that is

developed.

High-quality, new business campus development will occur in selected locations, such as north-east of the Cloverleaf Road interchange of Route 283 and expansions of the Conowingo Industrial Park. Older industrial sites will be redeveloped and reused.

Agricultural areas will continue to be viable and productive, with minimal conflicts with housing. Expanded concentrations of prime farmland will be permanently preserved through easement purchases. Farm based businesses will provide a supplemental source of income and employment so that family farms can remain viable.

Important natural resources, such as wooded hillsides and stream valleys, will be conserved. The quality of groundwaters and surface waters will be excellent.

Historic buildings and barns within Elizabethtown and throughout the townships will be preserved, with property owners carefully considering the impacts of changes to the facades of these buildings.

Existing public recreation areas will continue to be well maintained, and new bicycle and pedestrian trails will be extended along attractive "greenways" of portions of creeks and converge in the center of Elizabethtown. Public recreation needs will be well coordinated with programs of the schools.

While traffic throughout the region will increase, it will be managed through new road links constructed as part of new development and through key improvements to alleviate congestion points and safety hazards. Also, use of passenger rail service, public transit, carpooling and bicycling will be encouraged through development designs, patterns, and marketing.

## **MAJOR GOALS, OBJECTIVES, AND SUMMARY OF RECOMMENDATIONS**

The following goals and objectives provide overall guidance and direction for the growth and the conservation of Elizabethtown Borough, Mount Joy Township, and West Donegal Township. These goals and objectives were developed based upon the issues and the preferences identified in the public involvement program described in the previous section. These goals and objectives are also consistent with those stated in the county's Policy Plan and Growth Management Plan components of the county's Comprehensive Plan.

These goals and objectives portray overall visions about the future of the community. The objectives provide more specific statements concerning how the general goals will be achieved. Many of the objectives also summarize the major recommendations of this plan.

**OVERALL POLICY GOAL: To accommodate slow to moderate growth in a manner that will not compromise the historic small town and rural character of the Elizabethtown region.**

## NATURAL RESOURCE AND AGRICULTURAL PRESERVATION

**Policy Goal: Protect, Conserve, and Preserve Important Natural Resources**

- Objective R1: Ensure that the region's natural features are properly conserved and managed, including ensuring that development fully respects the natural features of each site.
- Objective R2: Preserve permanent open space through clustering, mandatory dedication, conservation easements, and other appropriate methods.
- Objective R3: Maintain a rural character in the majority of Mount Joy Township and West Donegal Township, with an emphasis on preserving areas that are not suited for construction.
- Objective R4: Protect the quantity and the quality of groundwater and surface waters.
- Objective R5: Protect and conserve unique natural heritage areas.
- Objective R6: Ensure careful management of storm water runoff.

## AGRICULTURE

**Policy Goal: Protect and Preserve Agricultural Areas for Agricultural Use**

- Objective A1: Maximize the preservation of productive farmland by promoting agricultural security areas, purchasing transfer development rights, adopting effective agricultural zoning, and enacting other agricultural preservation techniques.
- Objective A2: Avoid non-farm activities near agricultural areas that could cause conflicts with normal farming practices.
- Objective A3: Permit a wide range of farm-based businesses.
- Objective A4: Avoid additional extensions of public water and public sewer service beyond the Urban Growth Boundary.

## LAND USE AND HOUSING

**Policy Goal: Direct the Vast Majority of New Development to Lands Within the Urban Growth Boundary**

- Objective U1: Provide for patterns of compatible land uses to avoid conflicts between different types of uses and to protect residential property values.

- Objective U2: Direct the vast majority of new development to areas within the Urban Growth Boundary (UGB) that can be efficiently served by public water and public sewage service.
- Objective U3: Provide for development in a manner consistent with the region's historic small town, rural, and agricultural character.
- Objective U4: Encourage the voluntary transfer of the right to develop land from outlying areas of the UGB to more suitable locations within the UGB.
- Objective U5: Encourage business growth in and around Elizabethtown Borough's business centers and direct industry to existing sites and carefully located industrial parks.
- Objective U6: Discourage additional "strip" commercial development along major roads by directing commercial businesses into well-planned centers and into downtown Elizabethtown.
- Objective U7: Encourage the clustering of homes on the most suitable portions of a tract to permanently preserve important natural features or usable tracts of farmland.
- Objective U8: Ensure that each municipality in the Elizabethtown region meets its legal obligation to provide opportunities to develop all legitimate types of uses and all types of housing.
- Objective U9: Carefully relate lot sizes to on-lot water and on-lot sewage service outside of the UGB.

### **CENTRAL BUSINESS DISTRICT**

**Policy Goal: Strengthen Downtown Elizabethtown as the Business, Cultural, Artistic, and Civic Center for the Surrounding Region**

- Objective D1: Promote a balanced mix of retail, service, office, governmental, cultural, and residential uses.
- Objective D2: Carefully manage parking within the downtown to meet the differing needs of shoppers, employees, residents, and other visitors.
- Objective D3: Aggressively market and promote the downtown.
- Objective D4: Improve vehicle and pedestrian circulation in the downtown.
- Objective D5: Further improve the appearance of the downtown.

## **PROTECTION OF HISTORIC RESOURCES AND COMMUNITY CHARACTER**

**Policy Goal:      Preserve and Enhance Historic Resources and Attractive Features of the Character of the Region**

- Objective H1:      Continue to support the efforts of local and county organizations to identify and to protect historic resources in the Townships and to increase public awareness about historic preservation.
- Objective H2:      Protect the character of Elizabethtown Borough and the Village of Rheems.
- Objective H3:      Preserve historic resources using incentives, controls on land uses likely to spur demolition, and selected regulations, such as delay of demolition provisions.
- Objective H4:      Encourage new development within and adjacent to Elizabethtown Borough and Rheems to occur with a scale and a character that is compatible with older development.
- Objective H5:      Seek to maintain the attractiveness of scenic roads.

## **TRANSPORTATION**

**Policy Goal:      Provide for the Safe and the Efficient Movement of People and Goods**

- Objective T1:      Categorize roads according to their different functions.
- Objective T2:      Continue to work to improve traffic flow through the center of Elizabethtown; work to develop alternative routes to allow some traffic to avoid the center of town; and improve access to reach Route 283.
  - Please see the recommendations on the Transportation Plan Maps on pages 6-5 and 6-6. These recommendations include:
    - a) improving Ridgeview Road along the east side of Route 283 and connecting it to the intersection of Beverly Road and Route 743, b) developing a connection from Route 230 northwest of the Borough to Brown Street, and then connecting Brown Street along the east side of the railroad tracks to Anchor Road, c) developing a new east-west road from Anchor Road towards the Route 283/Cloverleaf Road interchange. and d) widening Cloverleaf Road to three lanes from Route 230 to the Route 283 ramps.



- Objective T3: Work with PennDOT to address sight distance, alignment, and other safety problems along state roads.
- Objective T4: See that developers complete improvements that are needed along abutting road segments.
- Objective T5: Work with PennDOT and development regulations to make sure that traffic access onto major roads from different uses is fully coordinated.
- Objective T6: Consider an expanded use of an Official Map.
- Objective T7: Promote increased use of public transit, rail service, and carpooling.
- Objective T8: Encourage pedestrian and bicycle travel, including working with PennDOT, to increase shoulder widths of key road segments.

### **COMMUNITY SERVICES AND FACILITIES**

**Policy Goal: Continue to Provide Appropriate Community Services to Serve Both Current and Future Development**

- Objective C1: Continue to provide other high-quality local services, including road maintenance, snowplowing, and library services.
- Objective C2: Assist the Elizabethtown Area and the Donegal Area School Districts in planning for school facilities that are fully adequate to meet growing enrollments and changing educational needs.
- Objective C3: Provide adequate and well-distributed public recreation facilities that are coordinated with open space conservation efforts.
- Objective C4: Support modern cost-effective methods of providing police, fire, and emergency medical services, while emphasizing coordination among providers within and adjacent to the region.
- Objective C5: Coordinate fully water and sewage improvements with this Comprehensive Plan, including avoiding central sewage and central water services outside of the Urban Growth Boundary.
- Objective C6: Recognize fully Elizabethtown College and Masonic Homes as anchors for the community, and seek opportunities for expanded cultural and educational interaction among all students, staff, and residents.

# POLICY PLAN

## NATURAL RESOURCE AND AGRICULTURAL PRESERVATION

*In the public meetings and public survey, there was strong support for preserving the open character of the region. The rural character of the townships is composed of agricultural lands, farmsteads, historic buildings, creek valleys, wooded hillsides, and other clusters of woodlands.*

*Land varies greatly in the amount of development that it can naturally support. Some areas of land, such as flood-prone and very steeply sloped lands, should remain in open space. Other lands are suitable for moderate or more intense development. Development should only be allowed in a manner that carefully respects the natural features of each area of land.*

**Policy Goal:            Protect, Conserve, and Preserve Important Natural Resources**

**Objective R1:        Ensure that the region's natural features are properly conserved and managed, including ensuring that development fully respects the natural features of each site.**

The following table describes the importance of different types of natural features within the region and recommends methods that should be used to protect them. The locations of different types of natural features are shown on the Natural Features Map.

**STRATEGIES TO PROTECT IMPORTANT NATURAL FEATURES**  
 **Elizabethtown Region**

Type of Natural Feature	Description	Reasons for Protection	Strategies for Protection
Steep Slopes	Slopes of 15% have 15 feet of vertical change for every 100 feet of horizontal distance. Steep slopes are often wooded and along creeks. Steep slopes are scattered throughout the region, with concentrations in the northern part of Mount Joy Township and the northwestern part of West Donegal Township. Steep slopes often contain wetlands.	<ul style="list-style-type: none"> <li>● To avoid the difficulty of maintaining and snowplowing steep roads.</li> <li>● To avoid increased expense of maintaining roads and driveways.</li> <li>● To avoid higher construction costs of buildings, especially because bedrock is often close to the ground surface.</li> <li>● To avoid a high rate of septic system failures and difficulties obtaining adequate percs.</li> <li>● To avoid increased erosion.</li> <li>● To avoid increased amounts and speeds of runoff.</li> <li>● To avoid Winter driving hazards from steep roads and driveways.</li> <li>● To avoid disturbance of scenic areas.</li> <li>● To avoid increased costs to extend public water and public sewer service.</li> </ul>	<ul style="list-style-type: none"> <li>● Work with the County Conservation District to ensure careful design and implementation of erosion controls during grading and building.</li> <li>● Cluster houses on the most suitable land, while keeping steep slopes in open space.</li> <li>● Minimize disturbance of natural vegetation (see "Wooded Areas" below).</li> <li>● Require larger lot areas where natural slopes of 15 to 25% would be built upon.</li> <li>● Prohibit construction on slopes over 25% and avoid earth disturbance on these areas.</li> </ul>
Wooded Areas	Areas with numerous mature trees. Major wooded areas exist in the northern sections of Mount Joy Township and West Donegal Township and in various other locations in the region.	<ul style="list-style-type: none"> <li>● To avoid loss of important bird and wildlife habitats.</li> <li>● To avoid loss of hunting areas.</li> <li>● To increase air purification.</li> <li>● To avoid increased erosion.</li> <li>● To avoid increased amounts and speeds of runoff.</li> <li>● To avoid loss of scenic resources.</li> <li>● To avoid noise and incompatible development from being more noticeable.</li> <li>● To provide buffers against winter winds.</li> <li>● To provide vegetative areas that filter eroded soil and other impurities from runoff.</li> </ul>	<ul style="list-style-type: none"> <li>● Prevent the unnecessary cutting of trees during building.</li> <li>● Seek to preserve areas in public or in private open space.</li> <li>● Seek replanting of forests that must be disturbed.</li> <li>● Prohibit clearcutting of forests.</li> <li>● Encourage forestry to follow a management plan prepared by a professional forester.</li> </ul>

**STRATEGIES TO PROTECT IMPORTANT NATURAL FEATURES**  
 **Elizabethtown Region**

<b>Type of Natural Feature</b>	<b>Description</b>	<b>Reasons for Protection</b>	<b>Strategies for Protection</b>
Ground-water	Ground water that is stored underground after entering through the soil or seeping from creeks. Both private wells and public water systems are dependent upon groundwater.	<ul style="list-style-type: none"> <li>● To avoid polluted groundwater, especially in sinkhole areas.</li> <li>● To avoid dry wells.</li> <li>● To reduce the need to further extend public water lines.</li> <li>● To avoid reduced crop yields.</li> </ul>	<ul style="list-style-type: none"> <li>● Control the percentage of the lot covered by buildings and paving to allow water to be absorbed into the ground.</li> <li>● Make sure all septic systems are designed and operated properly.</li> <li>● Work with property owners and state and federal agencies to identify potential leaking underground storage tanks.</li> <li>● Avoid polluted stormwater runoff.</li> <li>● Avoid high volume withdrawals of groundwater.</li> <li>● Extend public water lines within the Urban Growth Boundary.</li> </ul>
Flood-plains	Areas that are prone to flooding during the most serious flood expected in an average 100 year period. Flood-prone areas include not only the legally designated floodplain, but also areas along drainage channels.	<ul style="list-style-type: none"> <li>● To avoid threats to lives and property from flooding.</li> <li>● To avoid increased flooding in other areas.</li> <li>● To avoid loss of potential public recreation areas.</li> <li>● To reduce threats to important wildlife and bird habitats.</li> <li>● To protect water quality.</li> <li>● Avoid erosion.</li> </ul>	<ul style="list-style-type: none"> <li>● Prohibit new buildings within the entire "100 year floodplain" including the "100 year flood-fringe" that is adjacent to the main flood channel. This is especially important because the extent of flood hazards may increase over time as upstream areas are developed (see strategies under "Creeks" and "Natural Drainage Channels" below).</li> </ul>

**STRATEGIES TO PROTECT IMPORTANT NATURAL FEATURES  
Elizabethtown Region**

<b>Type of Natural Feature</b>	<b>Description</b>	<b>Reasons for Protection</b>	<b>Strategies for Protection</b>
Creeks	Major surface waters are the Conewago Creek, the Conoy Creek and the Chickies Creek.	<ul style="list-style-type: none"> <li>● To protect water quality.</li> <li>● To avoid loss of potential public recreation areas.</li> <li>● To protect important bird, fish, and wildlife habitats.</li> </ul>	<ul style="list-style-type: none"> <li>● Prevent soil erosion to avoid sedimentation of creeks.</li> <li>● Consider areas along creeks for public recreation. Where public recreation is not appropriate, encourage preservation in homeowner associations, recreation clubs, or private ownership.</li> <li>● Prevent runoff from polluting creeks with pesticides, grease, and farm animal wastes.</li> <li>● Avoid runoff that is heated by parking lots in the summer from harming aquatic life.</li> <li>● Require buildings and paving to be setback from the banks of waterways.</li> <li>● Preserve natural vegetation immediately adjacent to the waterways to help filter out eroded soil and pollutants.</li> <li>● Control the peak rates of stormwater runoff from development to avoid increased flooding.</li> </ul>

**STRATEGIES TO PROTECT IMPORTANT NATURAL FEATURES  
Elizabethtown Region**

Type of Natural Feature	Description	Reasons for Protection	Strategies for Protection
Wetlands	<p>Areas meeting state or federal wetland regulations based primarily upon depth of the groundwater, soils, and vegetation. Wetlands include not only marshes, but also many areas that are only wet during portions of the year. Wetlands are scattered throughout the area. Several locations are concentrated in the wooded areas of northern Mount Joy Township.</p>	<ul style="list-style-type: none"> <li>● To avoid increased flooding.</li> <li>● To protect water quality and quantity.</li> <li>● To protect important animal and aquatic habitats.</li> <li>● To maintain adequate groundwater recharge.</li> </ul>	<ul style="list-style-type: none"> <li>● Assist federal and state agencies in overseeing compliance with wetland regulations.</li> <li>● Require professional wetland studies if any construction or earth disturbance is proposed within "hydric soils" areas or other suspected areas.</li> <li>● Work with applicants to find alternatives to draining or filling wetlands.</li> <li>● Establish a 20 feet minimum building setback from wetlands to provide space for the movement of construction equipment.</li> <li>● Work with the Nature Conservancy, the Lancaster County Conservancy, and open space grant programs to purchase conservation easements or fee-simple ownership of additional portions of the Conowingo Creek wetlands.</li> </ul>
Natural Drainage Channels and Alluvial Soils	<p>Channels that carry stormwater to creeks during heavy storms. "Alluvial soils" are indicators that an area was flooded sometime in the past. Alluvial soils are important indicators of possible flood-prone areas.</p>	<ul style="list-style-type: none"> <li>● To avoid increased flooding.</li> <li>● To avoid erosion of soil.</li> </ul>	<ul style="list-style-type: none"> <li>● Preserve adequate width along channels in open space.</li> <li>● Prevent erosion.</li> <li>● Regulate alluvial soils where alluvial soils are present along segments of waterways that were not analyzed as part of a detailed Floodplain Study, similar to a 100 year floodplain unless the applicant proves that the alluvial area is not flood prone.</li> </ul>

**STRATEGIES TO PROTECT IMPORTANT NATURAL FEATURES  
Elizabethtown Region**

<b>Type of Natural Feature</b>	<b>Description</b>	<b>Reasons for Protection</b>	<b>Strategies for Protection</b>
High Water Table Soils	Soils that have a shallow depth to the seasonally high water table.	<ul style="list-style-type: none"> <li>● To avoid failed on-lot septic systems.</li> <li>● To avoid flooded basements.</li> <li>● To avoid disturbance of natural drainage and groundwater recharge.</li> <li>● To avoid poor foundation stability.</li> </ul>	<ul style="list-style-type: none"> <li>● Place on-lot septic systems and buildings outside these areas.</li> <li>● Waterproof basements in wet areas.</li> <li>● Design carefully drainage area (see strategies under "wetlands" above.)</li> </ul>

**Objective R2: Preserve permanent open space through clustering, mandatory dedication, conservation easements, and other appropriate methods.**

Open space serves many important functions, including:

- providing lands for active and passive recreation for the present and for the future;
- preserving lands that are not naturally suited for development;
- maintaining the natural environmental processes and balances, including recharging groundwater and protecting water quality;
- providing an important psychological relief from built-up areas;
- preserving areas of scenic beauty; and
- providing habitats and transportation routes for birds, fish, and wildlife.

Lands along creeks are especially important to preserve because they combine many important natural features such as wetlands, flood-prone areas, high water table soils, and woodlands. The use of land adjacent to creeks greatly affects water quality and aquatic habitats. Land along creeks has great potential in the long-run for recreation, such as hiking, bicycling, fishing, walking, cross-country skiing, and nature study.

The most environmentally sensitive lands should be preserved in public, semi-public (such as an association of adjacent homeowners), and private ownership. The methods of ownership affect the amount of use that is allowed by the public and the entity that is responsible for maintenance.

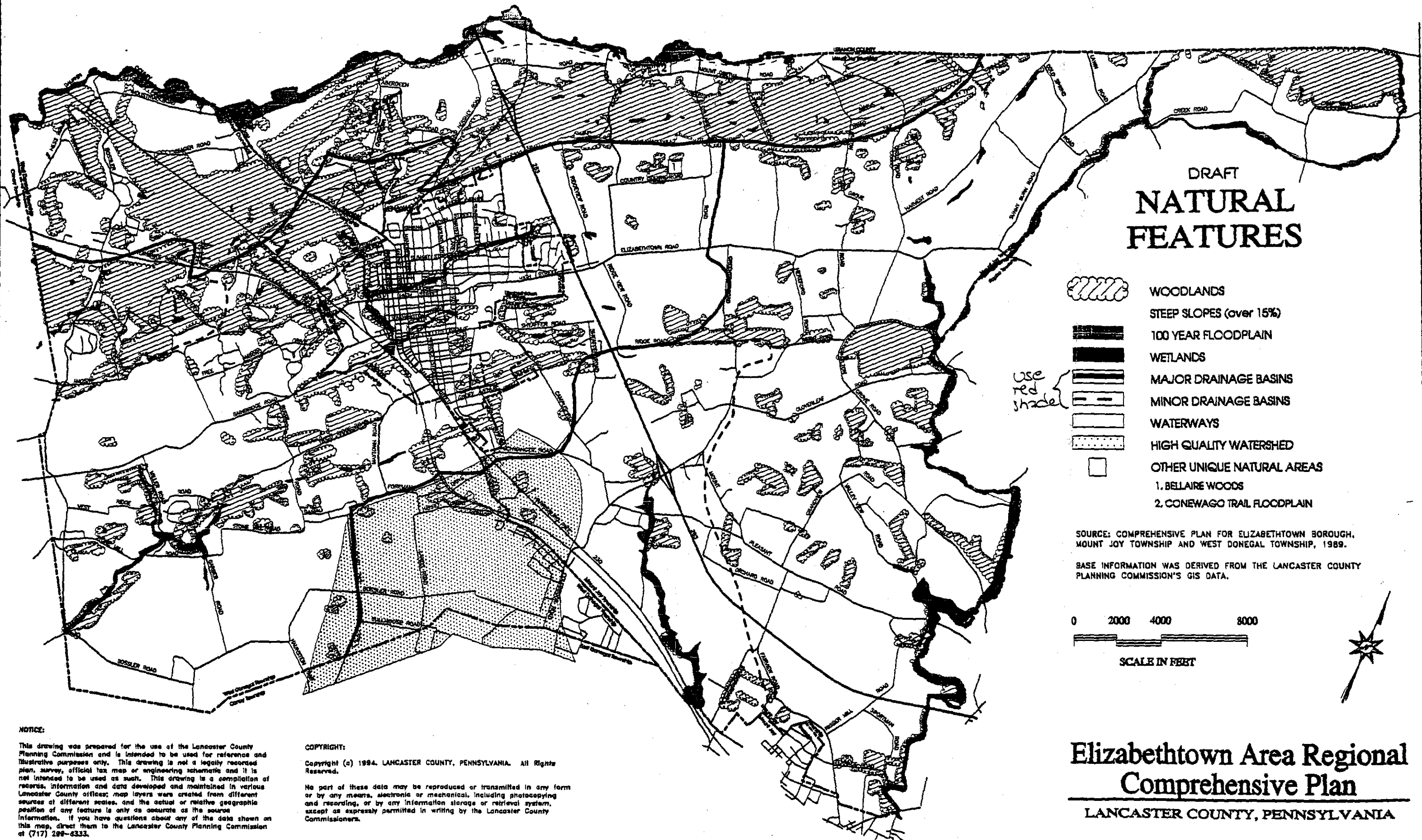
Development regulations and incentives should be used to limit development within inappropriate areas and to assist in preserving open space. One method to preserve open space is through encouraging the "clustering" of homes. Clustering is described in the Land Use and Housing section. Mandatory dedication of open space is described in the Community Facilities and Services section.

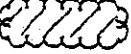



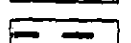




As described in the Strategies to Protect Important Natural Features table, larger lot areas and limited disturbance of the site should be required for a new lot if construction is proposed on moderately steep slopes (15 to 25%). Minimum building and paving setbacks should be established from perennial creeks.

Development should continue to be carefully limited in flood-prone areas. The municipalities should assist in overseeing that developers comply with federal and state wetland regulations and soil erosion and sedimentation plans. However, there are legal limits to the extent that development regulations can be used to preserve land. Generally, every property-owner must be offered a reasonable use of their land.



# DRAFT NATURAL FEATURES



-  WOODLANDS
-  STEEP SLOPES (over 15%)
-  100 YEAR FLOODPLAIN
-  WETLANDS
-  MAJOR DRAINAGE BASINS
-  MINOR DRAINAGE BASINS
-  WATERWAYS
-  HIGH QUALITY WATERSHED
-  OTHER UNIQUE NATURAL AREAS
  1. BELLAIRE WOODS
  2. CONEWAGO TRAIL FLOODPLAIN

SOURCE: COMPREHENSIVE PLAN FOR ELIZABETHTOWN BOROUGH, MOUNT JOY TOWNSHIP AND WEST DONEGAL TOWNSHIP, 1989.

BASE INFORMATION WAS DERIVED FROM THE LANCASTER COUNTY PLANNING COMMISSION'S GIS DATA.

0 2000 4000 8000

SCALE IN FEET



## Elizabethtown Area Regional Comprehensive Plan

LANCASTER COUNTY, PENNSYLVANIA



COMMUNITY PLANNING CONSULTANT  
URBAN RESEARCH & DEVELOPMENT CORPORATION  
Bethlehem, Pennsylvania

SEPTEMBER 1995

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Conservation Easements can be used by governments and non-profit organizations to allow a private owner to continue to own and use their land while selling or donating the right to develop it. The land continues to be maintained by the property owner without public expense. This method is usually less expensive than public purchase of the land, but does not typically provide for any public use of the land. Conservation easements are particularly appropriate when a property owner has an emotional attachment to the land and wishes to continue to live on the site. The property owner may also receive federal income tax benefits if the conservation easement is donated.

A related method involves a Life Estate. This involves the land being purchased for permanent open space, but with the current owners being able to live within an existing home on the property as long as they are alive.

To purchase open space or conservation easements, partnerships are needed between the municipalities and other agencies. For example, the State Keystone grant program and the County Community Parks Initiative grant program offer financial assistance in purchasing land. The State Game Commission regularly works with groups, such as the Wildlands Conservancy, to jointly purchase land. The Nature Conservancy also purchases land comprised of valuable ecosystems.

**Objective R3: Maintain a rural character in the majority of Mount Joy Township and West Donegal Township, with an emphasis on preserving areas that are not suited for construction.**

Woodlands are a very important component of the region's scenic character as addressed in the Strategies to Protect Important Natural Features table. Woodlands should be conserved and managed to screen out unattractive views, provide visual relief between developments, and increase home values. Scenic roads are discussed in the "Community Character" section. Agricultural preservation is discussed in the "Agricultural Preservation" section. The Growth Management Plan includes recommendations to limit development in rural areas through zoning policies.

**Objective R4: Protect the quantity and the quality of groundwater and surface waters.**

Groundwater quality is important not only to protect private wells, but also because much of the public water supply in the region is dependent upon wells. It is important to continue to make sure that on-lot septic systems are properly installed to encourage proper maintenance and to require the replacement of failing septic systems. Studies should be required before developments are approved that would involve large withdrawals of groundwater to make sure there will be sufficient supply and minimal impact on other wells. These studies should be completed by a qualified hydrogeologist.

Continued efforts are needed to carefully monitor contamination from the former Elizabethtown Landfill and to make sure that an effective cleanup program is completed in a timely manner. Wellhead Protection programs are discussed in the "Community Services and Facilities section.

**Objective R5:        Protect and conserve unique natural heritage areas (as identified by Lancaster County's Natural Heritage Task Force.)**

Many scenic and natural features in Lancaster County are being lost due to increased development pressure. In an effort to preserve the natural areas of the county, the Lancaster County Planning Commission created the Natural Heritage Task Force to oversee the identification and inventory of exemplary natural areas and species of special concern. Although the task force did not identify any sites in the Elizabethtown region as being of state-wide significance, the following two sites were considered to be of local significance:

- **Bellaire Woods** - Located south of Route 241 between Oberholtzer and Bellair Roads in Mount Joy Township, this 120 acre woodland wildlife habitat is dominated by hickory, oak, ash, and tulip-poplar as well as a variety of shrubs and wildflowers.
- **Conewago Trail Floodplain** - A variety of herb species exists along a portion of the trail in Mount Joy Township where the trail enters Lebanon County and follows a floodplain/forested area. This unique natural area could be an attractive trail rest stop according to the Natural Heritage Task Force.

Four main techniques that can be used to protect these Natural Heritage Areas include:

- acquisition by a government agency or a conservation organization, which may be in partnership with a municipal government,
- establishment of a conservation easement;
- enactment of municipal land use regulations, and
- careful oversight to ensure that there is compliance with state and federal regulations protecting natural areas, such as floodplains and wetlands.

**Objective R6:        Ensure careful management of stormwater runoff.**

The following general principles should be used to help control storm water runoff:

- minimize grading changes and removal of natural vegetation;
- carefully control storm water runoff so that development does not cause increases in the peak rates of runoff. This is usually accomplished by detaining peak runoff in detention basins so that it can be released gradually;
- minimize the amount of land covered by buildings and paving to allow rainwater to naturally absorb into the ground instead of running off;
- avoid intense development of steeply sloped areas;
- keep natural drainage channels in open space;

- setback all buildings and paving from creeks and drainage channels, and maintain a natural buffer strip along creeks; and
- use careful erosion control measures to prevent soil from choking aquatic life with sediment.

The Lancaster County Planning Commission should take the lead in completing stormwater quantity management plans within the highest priority watersheds in the county. These plans are important to make sure that the timing of stormwater controls are coordinated between developments and across municipal boundaries. Otherwise, conventional stormwater detention measures may actually increase flooding on portions of a watershed.

## **AGRICULTURE**

**Policy Goal:**           **Protect and Preserve Agricultural Areas for Agricultural Use**

**Objective A1:**       **Maximize the preservation of productive farmland by promoting agricultural security areas, purchasing transfer development rights, adopting effective agricultural zoning, and enacting other agricultural preservation techniques.**

The lands proposed to be within the "Agricultural" land use category on the Growth Management Plan Map include most of the region's Class I and II prime agricultural soils. Several of the farms within these areas are already preserved as a result of the purchase of the development rights.

The Growth Management Plan endorses the continuation of effective agricultural zoning to limit the number of new homes permitted in most areas with the best agricultural soils. This type of zoning is not only important to protect cropland, but is also important to keep new housing separated from intense livestock operations. Livestock operations provide an increasing share of farm income.

In agricultural areas, it is important to not only limit the number of homes, but also to make sure that homes are properly located. Homes should be located on portions of a tract that will minimize conflicts with livestock operations and that allow sufficient room for efficient use of farm machinery.

The purchase of development rights to preserve farmland should continue to be emphasized. Lancaster County has been a statewide leader in preserving agricultural land. As shown on the "Prime Agricultural Soils" Map, large areas have already been preserved through the purchase of farmland easements. This program uses state and county funds to purchase the right to develop farmland. The farmland remains privately owned and undeveloped. Additional property owners should be encouraged to apply for the purchase of easements. However, as a result of limited funding, there currently is a waiting list of several years for the purchase of easements.

Additional property owners should be encouraged to be voluntarily added to the Agricultural Security Areas. In order to be eligible for the purchase of development rights, a property must first be within such a security area. A security area does not involve any limitations upon a property owner, and a security area does not restrict development. The security areas provide additional protection to a farmer against nuisance lawsuits, government condemnation, and municipal regulations.

**Objective A2:        Avoid non-farm activities near agricultural areas that could cause conflicts with normal farming practices.**

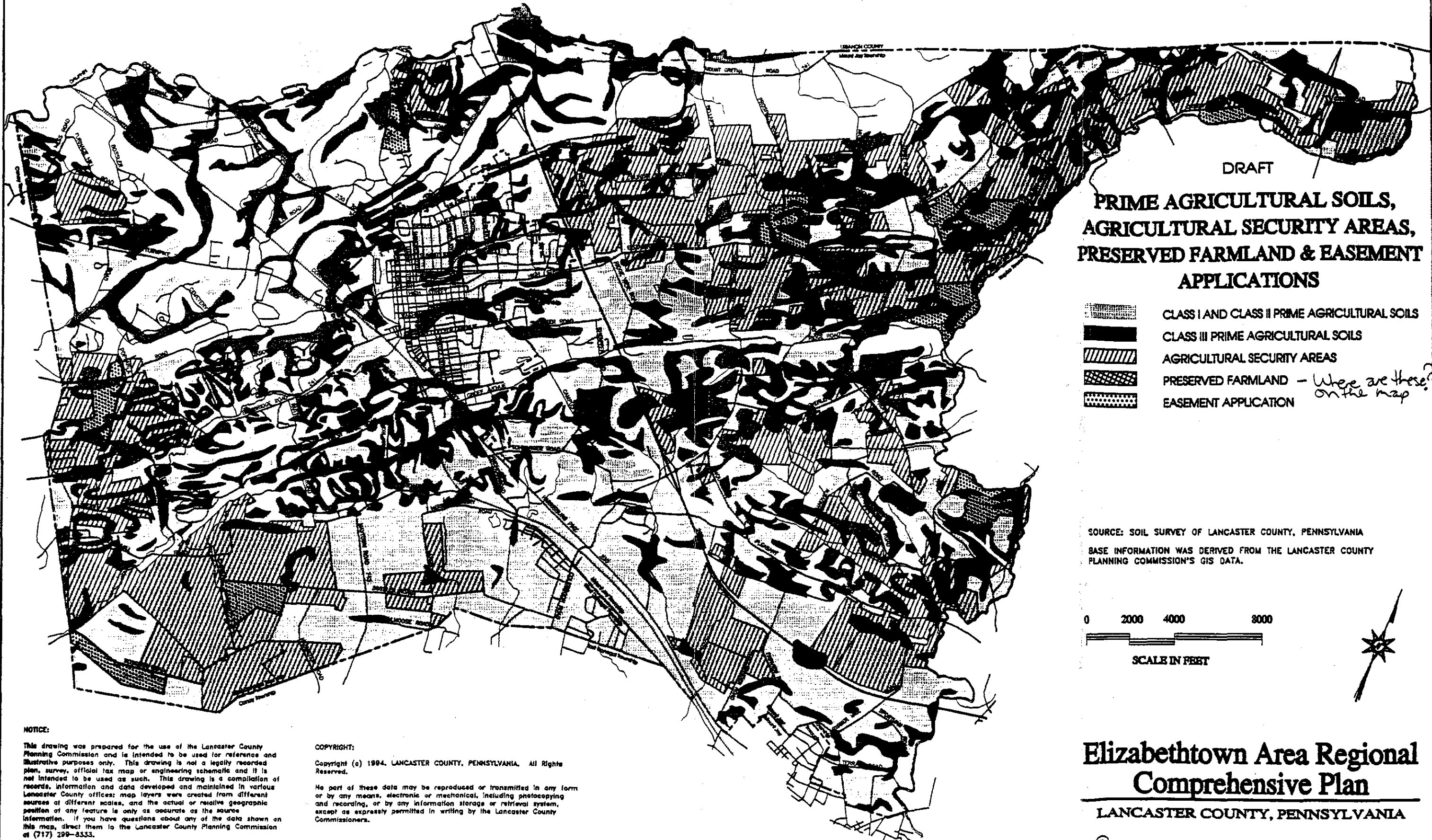
Non-agricultural development is intended to be discouraged in agricultural areas to avoid nuisance complaints against farming practices and to avoid farmers being priced out of the market for land. The discouragement of development in agricultural areas is also intended to ensure the continuation of farming in the region.

**Objective A3:        Permit a wide range of farm-based businesses.**

The townships should carefully review its existing zoning regulations to make sure that they allow a sufficiently broad range of farm-related businesses. These types of businesses, such as equipment sharpening services and the sale of seeds and fertilizers, are important to provide supplemental income to farmers, as well as to provide convenient access for farmers to services.





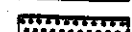
**Objective A4:        Avoid additional extensions of public water and public sewer service beyond the Urban Growth Boundary.**

To avoid spurring additional intense development, new central water and sewage facilities should be limited to areas within the Urban Growth Boundary. In no case should new central water and sewage systems, or extensions of such facilities, be permitted in areas planned for agricultural preservation. Extensions in other areas should only be considered to address severe public health problems.

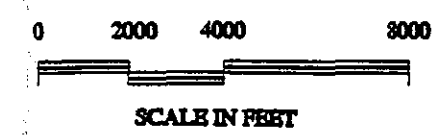


DRAFT

**PRIME AGRICULTURAL SOILS,  
AGRICULTURAL SECURITY AREAS,  
PRESERVED FARMLAND & EASEMENT  
APPLICATIONS**

-  CLASS I AND CLASS II PRIME AGRICULTURAL SOILS
-  CLASS III PRIME AGRICULTURAL SOILS
-  AGRICULTURAL SECURITY AREAS
-  PRESERVED FARMLAND - *Where are these? on the map*
-  EASEMENT APPLICATION

SOURCE: SOIL SURVEY OF LANCASTER COUNTY, PENNSYLVANIA  
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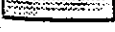
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**Elizabethtown Area Regional  
Comprehensive Plan**  
LANCASTER COUNTY, PENNSYLVANIA

 COMMUNITY PLANNING CONSULTANT  
**URBAN RESEARCH & DEVELOPMENT CORPORATION**  
Bethlehem, Pennsylvania

SEPTEMBER 1995

DRAFT  
**SOIL SUTABILITY FOR  
 ON-SITE SEPTIC SYSTEMS**

-  MODERATE LIMITATIONS
-  SEVERE LIMITATIONS
-  ELIZABETHTOWN BOROUGH AND OTHER URBAN LAND

NOTE: THERE WERE NO SOILS IDENTIFIED WITH SLIGHT LIMITATIONS ACCORDING TO THE LANCASTER COUNTY SOIL SURVEY, 1985

SOURCE: SOIL SURVEY OF LANCASTER COUNTY, PENNSYLVANIA  
 BASE INFORMATION WAS DERIVED FROM THE LANCASTER COUNTY PLANNING COMMISSION'S GIS DATA.

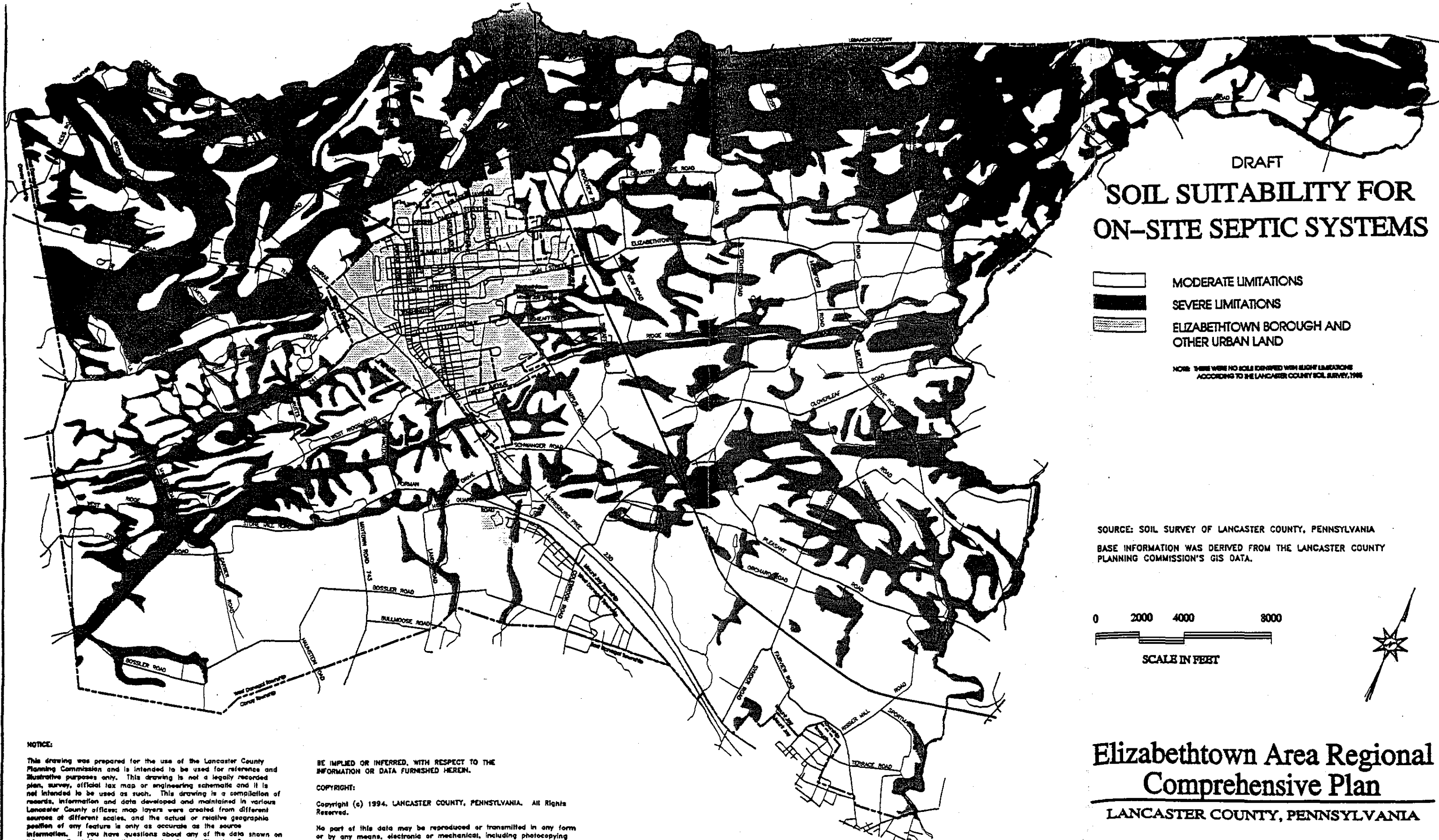


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## LAND USE AND HOUSING

*This Land Use and Housing Plan recommends policies for future uses of land throughout the region. Specific locations for different types of land uses are shown on the "Growth Management Plan Map" in the "Growth Management Plan" section.*

**Policy Goal:** Direct the vast majority of new development to lands within the Urban Growth Boundary.

**Objective U1:** Provide for patterns of compatible land uses to avoid conflicts between different types of uses and to protect residential property values.

New residential development is encouraged to locate next to existing neighborhoods to protect existing homes from incompatible development, and to maximize the efficiency of sewage and water service, recreation, school busing, and other community services. Proposed new commercial and industrial areas have been located to minimize conflicts with existing and future residential areas. Additional setbacks and buffer yards with evergreen plant screening should be required to be installed by a developer whenever a new or expanded business use is proposed next to a residential area.

**Objective U2:** Direct the vast majority of new development to areas within the Urban Growth Boundary that can be efficiently served by public water and public sewage service.

Land use planning is not intended to stop growth, but instead to properly direct it. The intent is to steer development towards the areas that are most suitable and away from areas that are less suitable. Development is mainly directed by limiting new businesses to certain locations and by permitting different residential densities in different areas. The differing densities encourage developers to choose to develop lands where they can achieve lower improvement costs per new housing unit when the housing units occupy less land area.

By providing for new development in areas where public water and public sewage services can be provided, we can minimize the total amount of land used for that development. For example, if there is demand for 100 new homes, those homes could be accommodated on either:

- a) 100 lots of 2 acres each, with on-lot septic systems and wells, which would typically consume a total of 220 acres, or
- b) 100 lots at 4 homes per acre, with public water and sewage services, which would typically consume only 30 acres.



Directing development to areas with public water and public sewage services also assists in directing development away from outlying rural areas. This reduces sprawl into farmlands and woods. Concentrating development in selected areas also helps to minimize conflicts between residents and farmers since the homes will be separated from concentrations of farms. As a result, an Urban Growth Boundary has been established. This UGB is intended to distinguish areas that are suitable for development from those areas that are less suited. The UGB will serve to direct development. This matter is further described in the "Growth Management Plan" chapter.

**Objective U3: Provide for development in a manner consistent with the region's historic small town, rural, and agricultural character.**

Traditional patterns of development should be encouraged, particularly in residential areas closer to the borough. The intent is to extend the best features of development in the borough into new development areas. This involves sidewalks or other pedestrian/bicycle paths, street trees, front porches relatively close to the street, parking and garages in the rear of properties, provision of neighborhood parks that can be safely accessed by bicycles and by children, and provision of neighborhood commercial uses within walking distance of homes.

The majority of the land area of the two townships is not proposed for intense development. Business development is proposed to be concentrated in a few selected areas. This plan provides for extensions of a generally residential character in areas near existing homes that are physically suitable for development and are able to be efficiently served by public water and public sewage services. Heavy, high-speed through traffic should be avoided on residential streets through careful layout of streets and driveways, proper traffic controls, and coordinated land use patterns. This will promote an excellent environment for raising families.

**Objective U4: Encourage the voluntary transfer of the right to develop land from outlying areas of the UGB to more suitable locations.**

This plan recommends that West Donegal and Mount Joy Townships offer a voluntary system to provide opportunities for farmers and other property-owners to receive fair compensation for preserving their land. This system is also designed to make the best use of lands where public water and public sewage services can be most efficiently provided. This system is further designed to help preserve agricultural land and important natural features.

The Density Transfer process would offer an option to developers to transfer density from areas that are not recommended for residential growth to areas that are recommended for residential growth. A developer would purchase the right to develop a tract of land in an outlying area. In return for cash from the developer, the owner of the outlying land would place a permanent conservation easement on their property. With a conservation easement, the land would remain privately owned, but could not be subdivided or developed. The developer could then gain the right to transfer that density to a site that he wishes to develop, thereby resulting in a higher density than would otherwise be permitted.

For example, the owner of property A sells the right to develop property A to a developer. That developer would then be able to build on property B the number of homes that would have been permitted on property A in addition to the number of homes he normally would be allowed on property B. Property A would then be permanently preserved in private ownership through a conservation easement. Property A would continue to be privately owned and could be sold, but could not be subdivided or developed except for agricultural buildings.

The Zoning Ordinance would designate "sending areas" where the density could be transferred from, and "receiving areas" where the density could be transferred to. For example, density could be shifted from an Agricultural or Rural district, and be shifted to a Medium Density Residential district.

To make the process easy-to-administer, Density Transfer should be tied to Township subdivision approval and the density should only be permitted to be transferred from one or two specific lots to one or two other specific lots. This process would be simpler than many Transfer of Development Rights (TDR) programs used in other areas.

Density Transfer offers the following major advantages: it preserves land in a manner that compensates property owners for the value of their land, and it addresses the legal obligation of every municipality to permit higher densities in at least one area of the municipality.

There needs to be an incentive for persons to preserve lands that are zoned "Agricultural." If the preservation of an Agriculturally-zoned tract would only result in the transfer of an average of one home per 10 acres, we believe there would be an insufficient incentive for the purchase of the right to develop that land. For example, the preservation of Agriculturally zoned land might result in a credit of one housing unit for every 3 acres.

The "Agriculture," "Conservation" and "Rural 1" categories should be treated as "sending areas." In these areas, property owners would be permitted to sell their right to develop their lands to developers of other sites. Other residential categories should be treated as "receiving areas." In these areas, higher densities could be approved if the developer transferred the density from other sites. These areas involve the Rural 2, Low Density Residential, Medium Density Residential and Medium High Density Residential areas.

There needs to be reasonable limits on the maximum densities that can be achieved through Density Transfer. For example, it would not be appropriate to allow an area of land to increase in density from 2 homes per acre to 12 homes per acre. This density transfer process is specifically permitted by state law. However, transfers are not permitted across municipal borders.

**Objective U5: Encourage business growth in and around Elizabethtown Borough's business centers and direct industry to existing sites and carefully located industrial parks.**

To avoid sprawl and to revitalize older areas, new businesses should be directed to reuse existing buildings or redevelop former business sites whenever practical. However, many other types of businesses, such as large home improvement stores and large manufacturing and warehouse operations are not appropriate near residential areas. These types of new business uses should be directed to carefully located business centers with coordinated traffic access.

Most new large industrial uses are intended to be directed to the Conowingo Industrial Park, which is being expanded, or to the lands to the northeast of the interchange of Route 283 and Cloverleaf Road. Sufficient land should be set aside for light industrial and related business development to meet the needs over the next 30 to 40 years. Otherwise, the scattered development of homes could effectively preclude use of suitable land in the future for light industries.

**Objective U6: Discourage additional "strip" commercial development along major roads by directing commercial businesses into well-planned centers and into downtown Elizabethtown.**

Additional strip commercial development along major roads should be avoided to encourage the continued revitalization of downtown Elizabethtown, to avoid serious traffic congestion and safety problems, to preserve the attractiveness of major roads, especially including entryways into the region, and to avoid conflicts with nearby homes. Commercial development along major roads should be located where it will have access to a well-placed traffic signal, or where they can be connected into a planned location for a future signal.

To make sure that new businesses are attractive and compatible with nearby homes, proper design methods are needed. These include parking lot landscaping with shade trees, evergreen buffers between homes and business, grass planting strips immediately along roads, large setbacks between homes and intense portions of a use, such as tractor-trailer loading docks, excessive illumination controls, and sign size and height controls.

**Objective U7: Encourage the clustering of homes on the most suitable portions of a tract to permanently preserve important natural features or usable tracts of farmland.**

Clustering allows homes to be placed on smaller lots than would otherwise be required if the homes are placed upon the most physically suitable portions of the tract, and a substantial percentage of the tract involving appropriate lands are permanently preserved as open space. The open space could include important natural areas that are allowed to remain natural or that are planted to become reforested. Or, the open space could include active or passive recreation land.

The open space could even be preserved, for example, as a hayfield, a wholesale plant nursery, or Christmas tree farm. If the open space is sufficient in size and configuration, it could possibly be maintained as active farmland. The open space could be dedicated to a level of government, be owned by a homeowners association, or remain privately owned. In any case, the open space would be permanently protected by a conservation easement or a deed restriction.

Clustering allows permanent the preservation of important natural features and/or the creation of active recreation areas. Clustering can also preserve the scenic character of an area as opposed to dividing a varied tract into identical "cookie-cutter" lots. Clustering can further reduce the length of roads and utility lines and the amount of grading, which reduces construction and maintenance costs. To make clustering attractive, there needs to be a meaningful incentive, such as a 20% density incentive. The density bonus should be based upon a Yield Sketch Plan that realistically shows the number of dwellings that would be possible on the site if it would be developed conventionally.

**Objective U8:       Ensure that each municipality meets its legal obligation to provide opportunities to develop all legitimate types of uses and all types of housing.**

Under the Pennsylvania Municipalities Planning Code and state court decisions, every municipality is required to offer opportunities to develop its "fair share" of a full variety of housing types. These include twin homes, townhouses, low-rise apartments, individual mobile/manufactured homes, and mobile/manufactured home parks. The intent is to make sure that no income group or racial group is excluded from a community.

In addition, every municipality is required to offer opportunities to develop all legitimate types of land uses, including heavy industrial uses. This requirement is less applicable in Elizabethtown because it includes little undeveloped land. To address this requirement, the Growth Management Plan recommends that a General Industrial area be established in one location in each township where heavier industrial uses would be allowed with careful controls.

**Objective U9.       Carefully relate lot sizes to on-lot water and on-lot sewage service.**

Any lot intended to use an on-lot septic system should include both an approved primary and an approved alternate septic system location. In no case should a lot be permitted to include an on-lot septic system and a well on a lot of less than one acre. Larger lots should be required where a home is proposed on a steeply sloped area to avoid erosion, avoid stormwater runoff problems, and help preserve scenic wooded areas. This type of provision encourages homes to be placed on less steep portions of a tract.

## CENTRAL BUSINESS DISTRICT

**Policy Goal:** Strengthen downtown Elizabethtown as the business, cultural, artistic, and civic center for the surrounding region.

*A major Downtown Revitalization program has been underway during 1996 to strengthen downtown Elizabethtown. These efforts have been lead by the Central Business District Commission, which was established by Elizabethtown Borough Council. The Commission includes merchants, Borough officials and other interested persons. Staff assistance is being provided by Glenn Ebersole of the Renaissance Group. The sections following summarize the recommendations and the initiatives of the Commission and the Renaissance Group.*

*To carry out the Downtown Revitalization efforts, work is underway to establish an Elizabethtown Economic Development Corporation. One major objective of this organization would be to provide or to find potential sources of financing for high-priority projects. There also is a desire to promote some form of consolidation of efforts of the Central Business District Commission, the Downtown Merchants, and the Chamber of Commerce.*

**Objective D1:** Promote a balanced mix of retail, service, office, governmental, cultural, and residential uses.

- Work to retain existing businesses in the downtown.
- Attract a movie theater, various types of restaurants, and a hotel or a motel to Elizabethtown.
- Attract key types of specialty retail stores, such as additional apparel and antique stores, to provide a balanced mix of uses and merchandise in the downtown.
- Encourage M&M Mars, Elizabethtown College, and the Masonic Homes to have a physical presence with the downtown.

**Objective D2:** Carefully manage parking within the downtown to meet the differing needs of shoppers, employees, residents, and other visitors.

- Consider replacing some or all of the parking meters with free parking with time limits.
- Increase awareness of the locations of public parking, including improved signage.
- Develop additional cooperative parking arrangements with individual property owners to share the use of parking spaces.
- Create additional parking to the rear of buildings on the southwest side of Market Street and along Peach Alley, as business activity expands along Market Street.

**Objective D3:** Aggressively market and actively promote the downtown.

- Actively market vacant and underused space to prospective users, and aggressively recruit prospective businesses.

- Expand employment in the downtown, including attracting additional professional services, so the employees provide a ready market for nearby retail stores and services.
- Promote longer business hours with consistency of hours among businesses.
- Continue to offer a range of special events to attract more people to the downtown, and distribute a calendar of special events that occur throughout the region.
- Involve persons from Masonic Homes and students from Elizabethtown College in special events and provide advice to local businesses.
- Offer an outdoor Farmers Market involving local farmers during the warmer months.
- Further develop the tourism market, and establish a small visitors center near the square.
- Base marketing upon a central theme of an historic Marketplace.
- Capitalize on the availability of Amtrak train service and Red Rose bus service.
- Take full advantage of Elizabethtown's strategic location that is 8 miles from Hershey, half-way between Harrisburg and Lancaster, and adjacent to Route 283 which is a major expressway.
- Take advantage of the visibility that results from an average of 22,000 vehicles per day traveling along Market Street.
- Regularly seek positive press coverage about revitalization efforts.
- Install bulletin boards listing special events and showing the locations of businesses.
- Emphasize personal service and the fact that customers can often deal directly with the owner of the business.
- Encourage cooperative promotions among merchants.
- Take full advantage of the proximity of the Elizabethtown Fair (which attracts 50,000 to 80,000 people), Masonic Homes (which includes 1,100 residents and 380 employees), events at Elizabethtown College (which attract and serve 1,500 students, 150 staff-members, and 15,000 visitors over the summer months) and M&M Mars (which includes over 500 employees).

**Objective D4:        Improve vehicle and pedestrian circulation in the downtown.**

- Reduce unnecessary traffic congestion on Market Street through improved signage and through consideration of additional traffic improvements based upon engineering studies.
- Emphasize a pedestrian friendly environment, including improved signage to remind motorists to yield for pedestrians within crosswalks.
- Create safe, convenient, and attractive walkways from parking areas to the rear of stores on Market Street, such as along Rose Alley between Peach Alley and Market Street, and along Park Street Extension between Peach Alley and Market Street.
- Continue the new bicycle patrols by the Borough police to help manage traffic and to provide additional security.

**Objective D5:        Improve further the appearance of the downtown.**

- Continue to promote preservation and restoration of buildings with historic interest, including the continuation of the façade improvement program.
- Promote consistent signage.

- Provide a unified streetscape, with additional attractive banners, benches, trash receptacles, and flower boxes.
- Encourage the painting of additional murals.

## **PROTECTION OF HISTORIC RESOURCES AND COMMUNITY CHARACTER**

*The Elizabethtown region has a rich heritage. Evidence of this heritage can be found in the historic churches and the farmsteads throughout the area and in the rich architecture along Market Street and other areas of the Borough. Elizabethtown College includes well-preserved buildings from the early 1900s. The Masonic Homes has been called the largest and richest collection of perpendicular Gothic Revival architecture between Philadelphia and Pittsburgh. A list of major historic structures in the region is included in Appendix C of this plan based upon research by the Historic Preservation Trust of Lancaster County.*

**Policy Goal:**           **Preserve and enhance historic resources and attractive features of the character of the region.**

**Objective H1:**       **Continue to support the efforts of local and county organizations to identify and to protect historic resources in the Townships and to increase public awareness about historic preservation.**

Two sites within the region are presently listed on the National Register of Historic Places. The former Kreider Shoe Manufacturing Company is a four story brick building on Poplar Street in Elizabethtown Borough that has been attractively rehabilitated into apartments. It was once one of the region's most important industries. Hopkin Meckley's Covered Bridge is located on Mount Joy Road in Mount Joy Township across the Little Chickies Creek. This bridge was constructed around 1849.

Efforts should be considered to list additional properties on the National Register. Listing on the Register does not by itself involve any additional regulations upon a private-property owner. It does offer public recognition of the importance of a building, and it can provide limited federal income tax benefits as part of a major historic rehabilitation. Listing on the Register does provide protection against actions involving federal or state funds that might adversely affect the building.

The municipalities and the local civic groups should work with the Historic Preservation Trust of Lancaster County to seek to create a more detailed and complete survey of historic structures within the region. In many cases, state matching grants are available to complete this work.

**Objective H2: Protect the character of Elizabethtown Borough and the Village of Rheems.**

Cooperative efforts are needed with property owners of older buildings to encourage them to restore and maintain historic exterior features. A series of advisory guidelines should be prepared in a brochure that can be widely distributed. For example, front porches should not be enclosed, brick should not be covered with siding, and cornices and other details should not be removed or covered. Signs should be well designed while avoiding internal illumination. Buildings should be placed at a distance from the street that is similar to nearby buildings. Demolition of attractive older buildings should be avoided. As described below, new development should carefully relate to existing older development.

**Objective H3: Preserve historic resources using incentives, controls on land uses likely to spur demolition, and selected regulations, such as delay of demolition provisions.**

Consideration should be given to adopting zoning regulations that would provide for a delay of demolition for 90 days after a permit is requested to demolish an important historic building. The ordinance would reference a list of important buildings. This delay is intended to allow time for activists to convince a property owner that there are reasonable alternatives to demolition. For example, another buyer might be found who would be willing to preserve the building or a tenant might be found who would help fund the rehabilitation.

Incentives can also be used to encourage historic rehabilitation. Certain additional land uses might be allowed if an important historic building is rehabilitated and preserved. For example, if a large old house was restored, it might be permitted to be used as a bed and breakfast inn or an office within a district where that use would not otherwise be permitted. Certain uses that are most likely to spur demolition should be prohibited in historic areas. These include car washes, gas stations, auto repair, and auto sales.

To encourage attractive signs, a larger sign area could be permitted if the sign is made of relief-cut wood by a professional sign company. Owners of significant historic buildings should be encouraged to donate façade easements to historic organizations. Such easements guarantee that the historic front of the building will be permanently preserved regardless of who owns it. In return, the owner may be eligible for federal income tax benefits.



**Objective H4: Encourage new development within and adjacent to Elizabethtown Borough and Rheems to occur with a scale and a character that is compatible with older development.**

A major trend throughout the nation is to encourage traditional neighborhood styles of development. This involves recreating the best features of towns, such as Elizabethtown, in new development. For example, homes are encouraged to include front porches to promote interaction among neighbors. Street trees and sidewalks are required. Local streets and intersections are relatively narrow to discourage speeding and to make it easier to cross streets. Off-street parking is avoided in the front yard. Instead, parking is placed to the rear of buildings and preferably with access from alleys. Small commercial businesses and recreation areas are permitted within walking distance of homes. At best, a central landscaped commons is established that provides a focal point for the community. Churches, stores, and other community facilities then front upon the commons.

**Objective H5: Seek to maintain the attractiveness of scenic roads.**

The most scenic roads in the area should be identified. Then efforts are needed to protect and enhance the attractiveness of these roads. For example, it may be desirable to avoid an extensive widening of a scenic road if it would require the removal of a forested canopy over the road. Street trees might be planted to help screen an unattractive view. Other vegetation might be trimmed to open an attractive view. Zoning provisions for signs and building setbacks should be reviewed as they affect these roads.

## TRANSPORTATION

*Development patterns are closely related to traffic patterns. Different types of development generate different amounts of traffic. The road system is a major factor in determining where different types of development locate.*

*The overall objective is to develop a system that allows efficient circulation while maintaining a high level of safety. In addition, we need to protect residential areas from large amounts of high-speed traffic and noisy truck traffic. In many cases, the need to provide for smooth movement of through traffic along major roads conflicts with the desires of adjacent property owners for access to commercial businesses.*

*As a background to this plan, an analysis was conducted to provide a general understanding of the magnitude of traffic that is likely to result from different types of development. The analysis was based upon alternative types of development of a typical 50 acre tract of land. The analysis showed that, on the average, most types of commercial/retail development generate dramatically more total weekday and weekend traffic than most other types of development. Two of the highest traffic-generating uses are medical offices and fast food restaurants.*

*At the same time, it is extremely important to emphasize consideration of peak hour traffic, which is when the most serious congestion typically occurs. Traffic from business offices are typically concentrated during the peak hours; however, they typically generate relatively little traffic during the remainder of the week. In comparison, retail development typically has its peak traffic times on weekday evenings and on weekends. Even the traffic generated from the highest density residential development does not compare to the traffic generated by most commercial uses.*

**Policy Goal: Provide for the Safe and the Efficient Movement of People and Goods.**

### Overview of Major Existing Roads

PA Route 283 is a four-lane limited access highway which traverses the center of the region in a northwest/southeast direction. It provides access to the cities of Harrisburg and Lancaster and to other major highways. Route 283 includes interchanges at Route 743 and Cloverleaf Road within Mount Joy Township. The Pennsylvania Turnpike passes along the northeastern boundary of the region. The Turnpike is a four-lane limited access highway that traverses east-west across Pennsylvania. Residents can gain access to the Turnpike via interchanges north of the region at PA Route 230 near Middletown and at PA Route 72 near Mt. Gretna. Other major existing roads through the Elizabethtown region include:

- PA Route 230 (Harrisburg Pike/Market Street) which runs parallel to PA Route 283 and links Elizabethtown Borough with Mount Joy Borough. Harrisburg Pike serves as the municipal boundary between the two Townships north of Elizabethtown Borough. The average annual daily traffic along PA Route 230 in the Borough was 22,000 vehicles/day in 1994.

- PA Route 241 (Bainbridge Road) runs in an east-west direction through West Donegal Township, follows Market Street through Elizabethtown Borough, and then continues northeast into Lebanon County.
- PA Route 743 (Maytown Road/Market Street/Hershey Road) traverses all three municipalities in a north-south direction. PA 743 connects Marietta with Hershey and I-78.
- Turnpike Road/High Street/Elizabethtown Road (SR4008) runs in an east-west direction through the entire region, eventually connecting to Route 72.
- Anchor Road/Harrisburg Avenue (SR4018) connects Rheems with Market Street to the north and with Mount Joy Borough to the south.
- Bossler Road (former SR4019) follows close to the western and southern boundary of West Donegal Township.
- Cloverleaf Road/Colebrook Road (SR4025) traverses the central portion of Mount Joy Township and the southernmost part of West Donegal Township including Rheems. An interchange exists at the intersection of Cloverleaf Road and PA Route 283.

The majority of rural roads in the region do not have any substantial shoulders. According to Lancaster County Planning Commission records, only the following state roads have cartway widths greater than 18 feet wide: Route 230, Route 241, Route 743, High Street, Anchor Road, Hummelstown Street, and Colebrook Road/Cloverleaf Road.

**Objective T1: Categorize roads according to their different functions.**





Different roads in the region serve different roles. Some roads carry through-traffic, while other roads primarily connect residential driveways. It is important to classify roads according to their intended function in order to decide the most appropriate type of traffic access. Also, these functional classifications can assist in prioritizing roads for future improvements. These classifications are also used in road design requirements of subdivision and land development ordinances. Refer to the Functional Road Classifications map of the region.

Roads and streets are classified into the following four types:

Expressways - Provide major highway connections between major cities and between regions and major parts of regions. There is one expressway in the region which is PA Route 283.

Arterials - Provide access between major parts of counties and between cities, towns, and major activity centers. These roads are designed for large traffic volumes and for moderate speed traffic. There are two arterials in the region which are Route 743 north of Elizabethtown Borough and Route 230 (Harrisburg Pike/Market Street).

# DRAFT FUNCTIONAL ROAD CLASSIFICATIONS

-  EXPRESSWAYS
-  ARTERIALS
-  COLLECTORS
-  LOCAL (All Other Roads)

SOURCE: URDC ANALYSIS.

BASE INFORMATION WAS DERIVED FROM THE LANCASTER COUNTY PLANNING COMMISSION'S GIS DATA.

0 2000 4000 8000



SCALE IN FEET



## Elizabethtown Area Regional Comprehensive Plan

LANCASTER COUNTY, PENNSYLVANIA



COMMUNITY PLANNING CONSULTANT  
URBAN RESEARCH & DEVELOPMENT CORPORATION

Bethlehem, Pennsylvania

NOVEMBER 1995



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Collectors - Provide connections between arterial highways, and provide connections between residential neighborhoods. These roads are designed to carry a moderate volume of traffic, and to intercept traffic from local streets. Examples of collector streets include the following: Bainbridge Road, Old Hershey Road/High Street/Elizabethtown Road, Amosite Road and PA Route 241 (Bainbridge Road/Mount Gretna Road).

Locals - Provide direct access to abutting properties and channel local traffic to collector streets.

The following sketch and the Transportation Plan Map illustrates these functional road classifications.

road sketch

**Objective T2:** Continue to work to improve traffic flow through the center of Elizabethtown, work to develop alternative routes to allow some traffic to avoid the center of town, and improve access to Route 283.

The Transportation Plan Maps on the following pages recommend a series of conceptual road improvements to improve traffic flow and safety throughout the region. An extremely ambitious set of alternative routes have been drawn, with the intent that the most practical alternative would be chosen as needed. The Transportation Plan Maps are intended to highlight the different alternatives so that they can be considered as land is proposed for development to avoid lost opportunities.

Market Street through the center of Elizabethtown handles an average of approximately 22,000 vehicles per day. This traffic causes congestion, makes it difficult for pedestrians to cross streets, and results in traffic's shifting to local residential streets to avoid the congestion. The Borough conducted an Origin/Destination study to determine the beginning point and the ending point of traffic that passes through the downtown. That study found that the vast majority of traffic along Market Street involved trips that began or ended within the Borough.

As a result, the Borough's consultants concluded that a bypass of the Borough would not divert substantial amounts of traffic from the downtown. At the same time, it may not be desirable to divert too much traffic from the downtown because the traffic increases the visibility of downtown businesses.

The Borough has been concentrating upon traffic management improvements. For example, all of the signals along the Market Street in the Borough now have coordinated timing. Two new signals were installed on Market Street at Arch Street and Willow Street. The Arch Street signal makes Spruce Street a more attractive alternative for northbound traffic.

However, over the long-run, as development and traffic increase, it will be important to keep options open regarding traffic flow. The intent is to eventually provide additional alternate routes. Several alternatives are shown on the Insert of the Transportation Plan Map. These alternatives include the following:

- Improving Ridgeview Road along the east side of Route 283, and connecting it to the intersection of Beverly Road and Route 743. This route would allow traffic from Hershey to reach the College, the school complex, and the nearby developments. A major benefit of this route is that it would impact very little existing or future homes.
- Developing a connection from Route 230 northwest of the Borough to Brown Street, and then connecting Brown Street along the east side of the railroad tracks to Anchor Road. This route would could make use of existing Borough-owned property and provide traffic access for future development on the northwest side of the Borough. This route would also avoid any need for an additional crossing of the railroad tracks, which would otherwise involve a very difficult approval process.
  - It would be desirable, although difficult, to connect this route to Route 743 as it enters the Borough. One alternative would be to develop a new road immediately north of the Elementary School from Route 743 to Route 230.
  - Another alternative would be to develop a new north-south road west of the railroad tracks from Bainbridge Road to Maytown Road and then to Foreman Drive.
- Completing the missing link of Mount Joy Street in the southeast part of the Borough, or connecting either segment of Mount Joy Street to a new traffic signal at the Jubilee Supermarket.

There also is a need to improve access to the Cloverleaf Road interchange of Route 283. Most of these road links are intended to be made by developers as new development occurs. However, certain missing links will likely need to eventually be completed by the municipalities. The following types of improvements are highlighted on the Transportation Plan Maps:

- Providing one or more new east-west routes from Anchor Road towards the Cloverleaf Road interchange, such as making an existing private road into a public road and extending it to the intersection of Campus Road and Schwanger Road.

# TRANSPORTATION PLAN

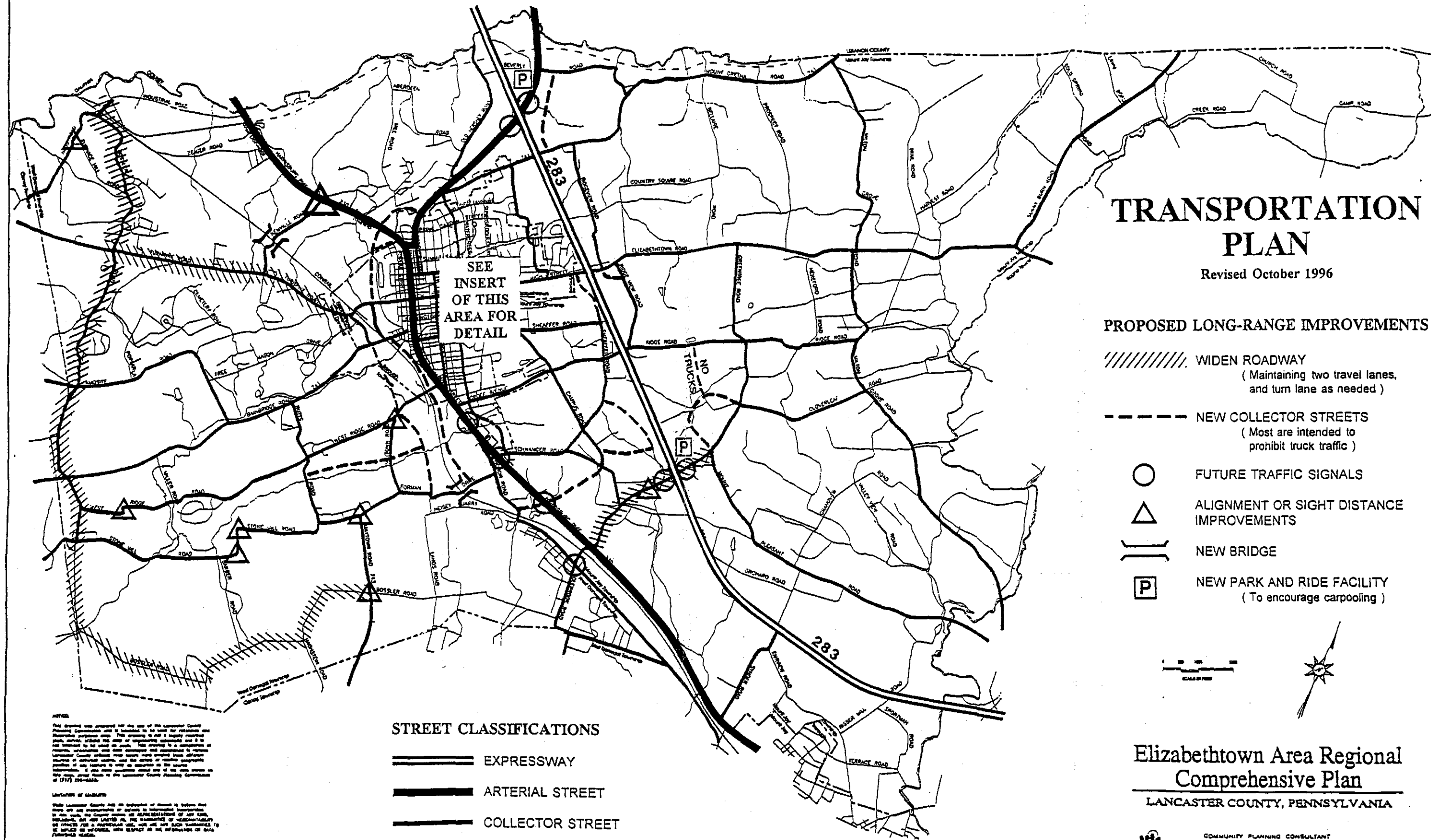
Revised October 1996

## PROPOSED LONG-RANGE IMPROVEMENTS

- ////// WIDEN ROADWAY  
(Maintaining two travel lanes, and turn lane as needed)
- NEW COLLECTOR STREETS  
(Most are intended to prohibit truck traffic)
- FUTURE TRAFFIC SIGNALS
- △ ALIGNMENT OR SIGHT DISTANCE IMPROVEMENTS
- ||| NEW BRIDGE
- Ⓟ NEW PARK AND RIDE FACILITY  
(To encourage carpooling)

## STREET CLASSIFICATIONS

- ==== EXPRESSWAY
- ==== ARTERIAL STREET
- ==== COLLECTOR STREET



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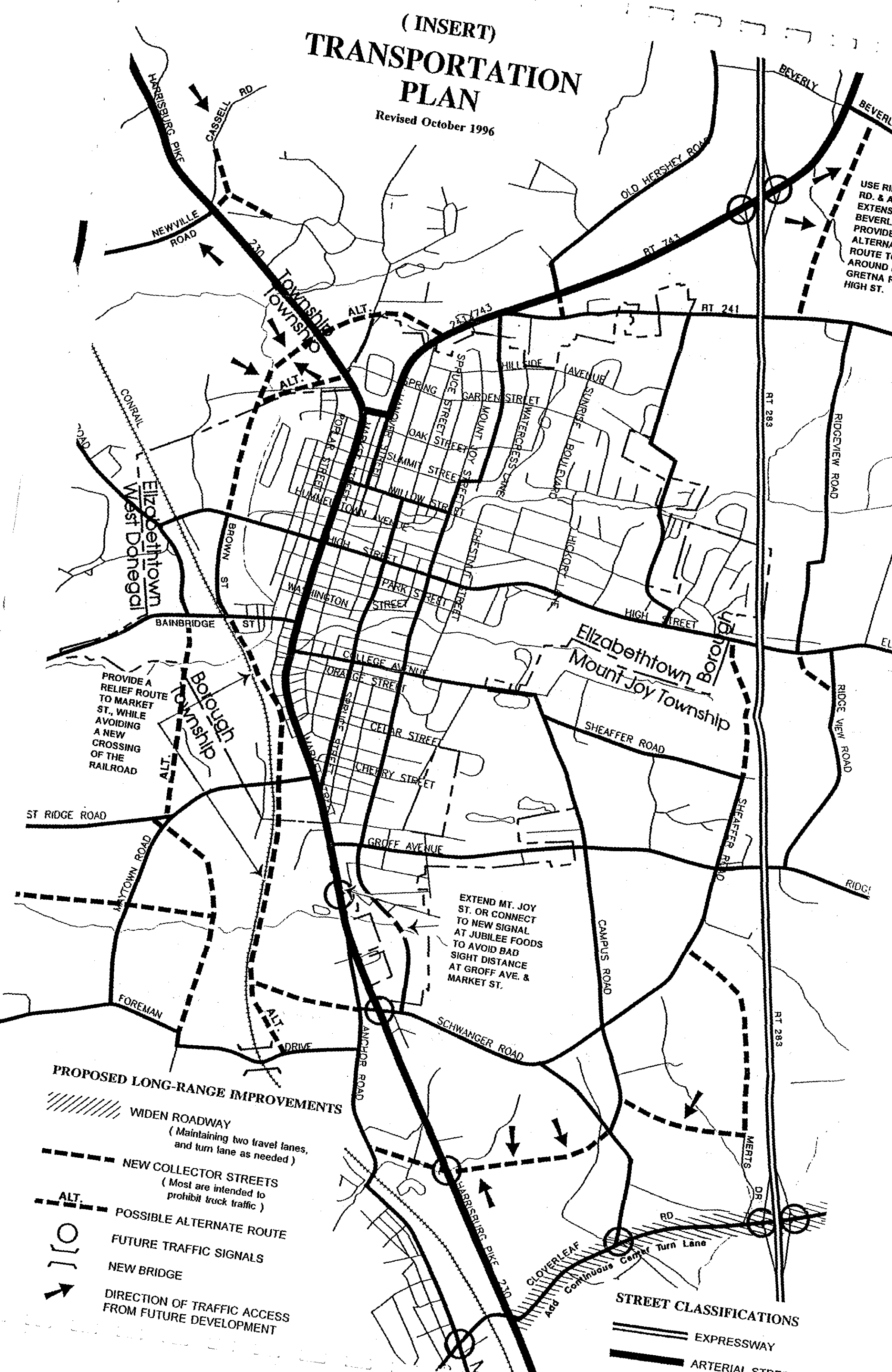
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Elizabethtown Area Regional  
Comprehensive Plan  
LANCASTER COUNTY, PENNSYLVANIA

COMMUNITY PLANNING CONSULTANT  
**URDC**  
URBAN RESEARCH & DEVELOPMENT CORPORATION  
Bethlehem, Pennsylvania

# ( INSERT ) TRANSPORTATION PLAN

Revised October 1996



USE RIDGEVIEW RD. & AN EXTENSION OF BEVERLY PROVIDE AN ALTERNATE ROUTE TO AROUND MOUNT GRETNA RD. HIGH ST.

PROVIDE A RELIEF ROUTE TO MARKET ST., WHILE AVOIDING A NEW CROSSING OF THE RAILROAD

EXTEND MT. JOY ST. OR CONNECT TO NEW SIGNAL AT JUBILEE FOODS TO AVOID BAD SIGHT DISTANCE AT GROFF AVE. & MARKET ST.

### PROPOSED LONG-RANGE IMPROVEMENTS

- WIDEN ROADWAY  
(Maintaining two travel lanes, and turn lane as needed)
- NEW COLLECTOR STREETS  
(Most are intended to prohibit truck traffic)
- POSSIBLE ALTERNATE ROUTE
- FUTURE TRAFFIC SIGNALS
- NEW BRIDGE
- DIRECTION OF TRAFFIC ACCESS FROM FUTURE DEVELOPMENT

### STREET CLASSIFICATIONS

- EXPRESSWAY
- ARTERIAL STREET



- Adding a turn lane along the length of Cloverleaf Road, and adding traffic signals at the intersection of Cloverleaf with Schwanger Road and the ramps of Route 283.
- Extending Merts Drive to Sheaffer Road, and then extending Shaeffer Road to High Street.

**Objective T3: Work with PennDOT to address sight distance, alignment, and other safety problems along state roads.**

Knowing the location of accident-prone areas is important when planning for needed improvements - especially to consider whether road improvements should be integrated with new development. Most traffic hazards in the Elizabethtown region are on roads that are the responsibility of PennDOT. Types of road hazards in the region include the following:

- Areas of poor site distance with buildings, slopes, curves, fences, or trees obstructing views of on-coming traffic.
- Roads intersecting at awkward angles, which obstructs site distances and may encourage drivers to not come to a complete stop at intersections.
- Areas of sharp curves, which limits site distance and may cause a driver to lose control.
- Areas of steep slope, which are especially hazardous during rainy, snowy, or icy weather.

The three municipalities within the region have reported that while the majority of the roads are relatively safe, concerns exist about certain areas. The following is a summary of these concerns. Many of these concerns are also reflected on the Transportation Plan Maps.

#### Mount Joy Township

- Intersection of PA Route 230 and Cloverleaf Road
  - Highest frequency of accidents in Mount Joy Township (42 accidents over the past five years).
- PA Route 283 interchange along PA Route 743.
  - Second highest frequency of accidents in Mount Joy Township (24 accidents over the past five years).
- Intersection of Harrisburg Ave and Colebrook Road.
- Intersection of PA Route 743 and Highlawn Road.
- Intersection of PA Route 743 and PA Route 241.
- PA Route 283 interchange along Cloverleaf Road.
- PA Routes 230, 283, and 743
  - Highest frequency of accidents in Mount Joy Township over the past five years (over 125 accidents each).

#### West Donegal Township

- Intersection of Hess Road and Furnace Hills Road (poor site distance).
- PA Route 743, Bainbridge Road, and Turnpike Road
  - Highest frequency of accidents in West Donegal Township over the past couple of years.
- PA Route 230 in the vicinity of McDonalds and Jubilee Foods (hazardous due to the difficulty in turning on to PA Route 230 because of high volumes and high speeds of traffic along PA Route 230).

### Elizabethtown Borough

The Borough has used new traffic signals, four-way stops, and restrictions on parking near corners to address potential accident areas. There is a general concern about traffic volumes along Market Street and resulting conflicts with pedestrian traffic. There also are concerns about the speeds and the volumes of traffic through residential areas. Also, there are reported problems with parking in alleys.

### Funding of Road Improvements

The Lancaster Area Transportation Study program (LATS) coordinates and prioritizes requests for federal, state, and county funding for transportation improvements. The LATS program functions through local committees, with staff assistance from the Lancaster County Planning Commission. After receiving requests from LATS, the State Transportation Commission schedules funding as part of the PennDOT Twelve Year Highway/Bridge Improvements Program. The Program is divided into three, four-year phases. Projects on the first four-year segment of the Twelve Year Program have the most realistic chance of being implemented.

The municipalities need to work through the LATS process to aggressively seek funding approval for needed improvements to state roads. To greatly increase the chance of funding for a road improvement, the municipalities would need to accomplish traffic engineering studies and commit funding from the municipalities or the developers to pay a portion of the project. The chances of obtaining funding can also be increased if the affected property owners offer to voluntarily dedicate sufficient additional right-of-way.

### Currently Proposed Improvements

Five projects are scheduled on the Twelve Year Program within the Elizabethtown region. These include:

#### First Four Years:

- Replacing the bridge along Foreman Road where it crosses over the Amtrak rail line in West Donegal Township.
- Replacing the bridge along Newville Road where it crosses over the Amtrak rail line in West Donegal Township.
- Constructing Park and Ride parking lots near the interchanges of PA Route 283 with PA Route 743 and Cloverleaf Road.

#### Second Four Years:

- Rehabilitating the Risser's Mill Bridge over a tributary of the Little Chickies Creek in Mount Joy Township.

#### Third Four Years:

- Replacing the bridge along Cold Spring Road where it crosses over Little Chickies Creek in Mount Joy Township.

**Objective T4: See that developers complete improvements that are needed along abutting road segments.**

A few new road links and realignments are proposed on the Transportation Plan Maps as illustrated on the preceding pages. It will be important to identify needed road improvements early in the review of every development to avoid lost opportunities.

The following are examples of types of improvements that developers can often be required to complete as part of their development:

- Correct awkward road alignments and intersections.
- Grade banks and remove vegetation to improve sight distances.
- Provide for acceleration and deceleration areas at intersections to allow traffic to safely merge.
- Widen adjacent segments of roads.
- Add left-turn and right-turn lanes and/or traffic signals as needed.

The county and the municipalities should jointly work to persuade developers to dedicate sufficient right-of-way for future road improvements or to reserve such land for future dedication. Such right-of-ways can also be helpful as part of utility extensions, sidewalk and curb construction, stormwater improvements, and sight distance improvements.

**Objective T5: Work with PennDOT and development regulations to make sure that traffic access onto major roads from different uses is fully coordinated.**

It is very important to carefully plan for traffic access along major roads to allow through traffic to move smoothly and safely. Otherwise, major roads will become overburdened with uncoordinated access and many safety hazards.

Although PennDOT controls the design of individual driveway entrances, the municipalities have a great responsibility to coordinate the overall pattern of accesses for new development. For example, if a municipality allows a series of new commercial lots to be created along a major road, without a coordinated scheme for traffic access, then PennDOT may be forced to allow each lot to have its own driveway. That could result in a number of individual business driveways separated by short distances, with left-hand turns being made at numerous locations. These uncoordinated accesses would be a traffic safety hazard.

The main potential danger involves left-hand turns directly on and off major roads. Traffic may rear-end vehicles making turns or vehicles that have stopped behind other vehicles. Other vehicles trying to make left-hand turns across busy roads may be hit by speeding traffic. The best system of access is to direct commercial businesses into coordinated clusters. This method allows left-hand turns on and off of a major road to be limited to well-located intersections with protected left-turn lanes, right-turn lanes and a traffic signal.

**Objective T6: Consider an expanded use of an Official Map.**

An Official Map is important to assist in protecting options to construct new road links. West Donegal Township currently uses an Official Map to assist in developing a trail system. Official Maps are further discussed in the Putting this Plan Into Action section.

**Objective T7: Promote increased use of public transit, rail service, and carpooling.**

Public transportation is an integral part of a balanced transportation system. Besides offering commuters a reasonable alternative to driving to work, public transportation enables people without cars to reach jobs, shopping areas, schools, libraries, and other community facilities.

The Red Rose Transit Authority operates a fixed bus route to the northwestern portion of Elizabethtown. There are seven daily round trips serving the region Monday through Friday with six trips on Saturday. The Red Rose Transit Authority also provides a para-transit service called Red Rose Access for individuals who are unable to use regular route offerings. People who wish to use Red Rose Access call at least one day ahead to arrange service. The cost is typically \$5 to \$6 per trip.

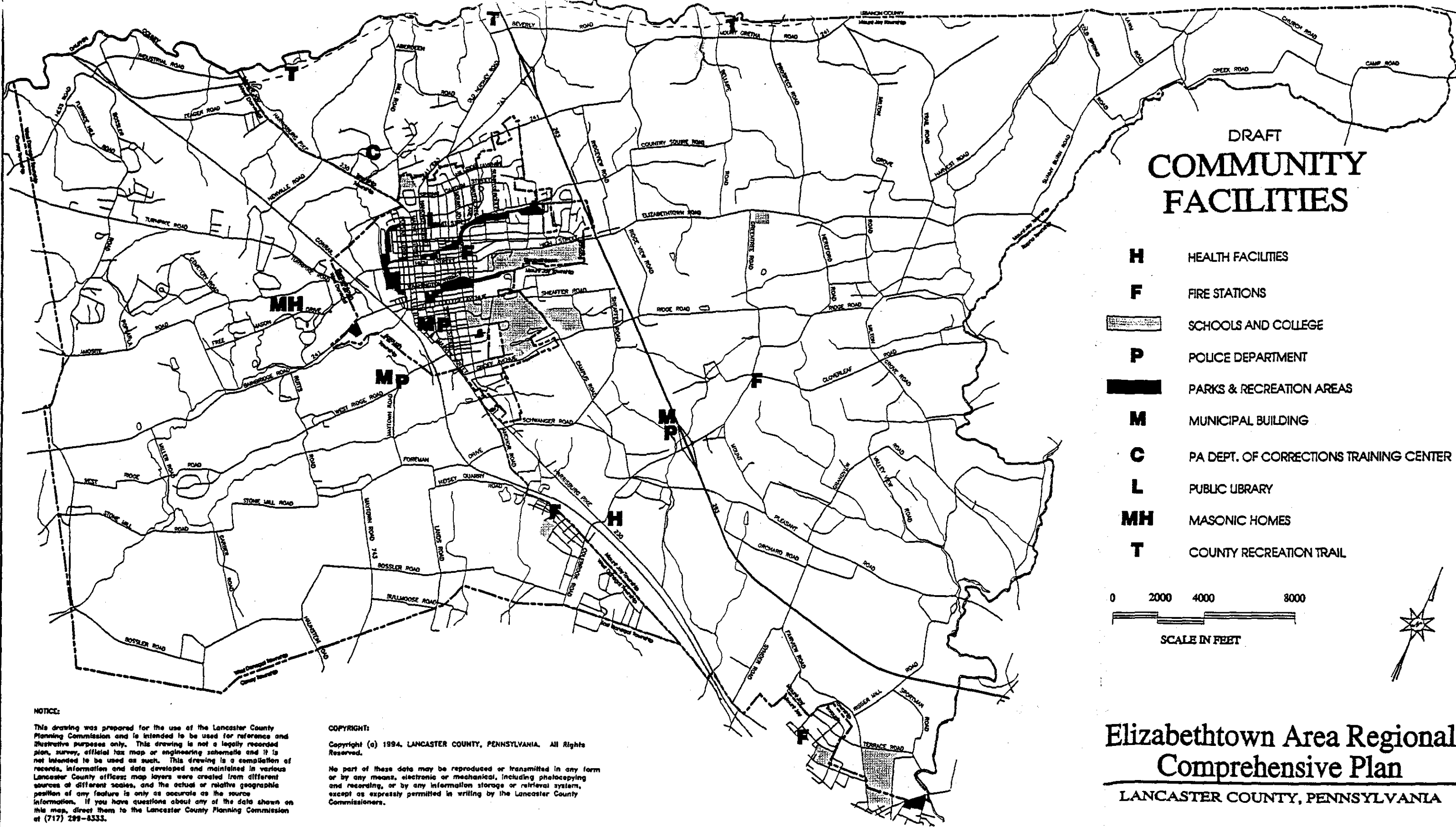
One of the most effective methods to encourage carpooling is to provide park and ride parking lots at convenient locations. Park and ride lots are currently being proposed near both interchanges of Route 283.

The Elizabethtown region has both passenger and freight rail service. The main rail corridor in the Elizabethtown region runs parallel to PA Route 230, with a spur in West Donegal Township serving the Conewago Industrial Park. An Amtrak passenger station is located on Wilson Avenue, along the western edge of Elizabethtown Borough. Amtrak provides daily passenger rail service to Philadelphia, to Harrisburg, and to Pittsburgh.



**Objective T8: Encourage pedestrian and bicycle travel, including working with PennDOT, to increase the shoulder widths of key road segments.**

Bicycling, jogging, and walking are popular forms of recreation and offer pleasant alternatives to short auto trips. Bicycling is also a primary method of transportation for children. These activities provide exercise, save energy, reduce air pollution, and help reduce traffic. Safer routes for bicycling, jogging, and walking are needed throughout the region, especially for young people to reach recreation areas. These routes will not be completed in a short period of time, but attention should be placed on developing key links that eventually will fit into a regional system. Trails or low-speed residential streets should connect neighborhoods to parks, schools, and shopping areas. Great potential exists for trail connections because of the interconnected lands that are owned by the Borough and by the School District.

In cooperation with PennDOT, it is important to see that key roads' shoulders are of sufficient width and adequate smoothness to allow bicycling and to provide room for jogging and walking where sidewalks are not present. All shoulders should be separated by white lines to discourage their use by vehicles and to protect cyclists, joggers, and walkers.



# DRAFT COMMUNITY FACILITIES

- H** HEALTH FACILITIES
- F** FIRE STATIONS
-  SCHOOLS AND COLLEGE
- P** POLICE DEPARTMENT
-  PARKS & RECREATION AREAS
- M** MUNICIPAL BUILDING
- C** PA DEPT. OF CORRECTIONS TRAINING CENTER
- L** PUBLIC LIBRARY
- MH** MASONIC HOMES
- T** COUNTY RECREATION TRAIL

0 2000 4000 8000



SCALE IN FEET



## Elizabethtown Area Regional Comprehensive Plan

LANCASTER COUNTY, PENNSYLVANIA

COMMUNITY PLANNING CONSULTANT  
URBAN RESEARCH & DEVELOPMENT CORPORATION  
Bethlehem, Pennsylvania

NOVEMBER 1995

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**SOURCE:** LANCASTER COUNTY PLANNING COMMISSION GIS DATA  
**BASE INFORMATION WAS DERIVED FROM THE LANCASTER COUNTY PLANNING COMMISSION'S GIS DATA.**

## COMMUNITY SERVICES AND FACILITIES

*Community facilities and services include public sewage and sewage services, education, parks & recreation, municipal administration, and public safety. The locations of major community facilities are shown on the Community Facilities Map.*

**Policy Goal:** Continue to Provide Appropriate Community Services to Serve Both Current and Future Development

**Objective C1:** Continue to provide other high-quality local services, including road maintenance, snowplowing, and library services.

Elizabethtown is governed by a 6-person Borough Council and a Mayor. Borough Council and the Mayor are elected at large for four-year terms. Mount Joy and West Donegal Townships are governed by a 3-person and a 6-person Boards of Supervisors respectively. All three municipalities have full-time professional managers who supervise day-to-day administration.

As of 1995, Elizabethtown's staff included 5 full-time street employees, 2 full-time park employees, 6 full-time and 1 part-time administrative staff, plus 9 full-time and 8 part-time workers in the water and sewage system. Mount Joy Township included 4 full-time and 1 part-time road maintenance employees and 2 full-time and 1 part-time administrative staff. West Donegal Township included 6 part-time road maintenance workers and 2 full-time and 1 part-time administrative staff.

The existing municipal buildings of all three municipalities are expected to be adequate for the foreseeable future. Elizabethtown's Borough Hall is a newly renovated building situated on South Hanover Street. The Borough's garage is located at Plum and South Hanover Streets. The Mount Joy Township Building is located on Merts Drive adjacent to Route 283, and was recently renovated. Mount Joy Township's municipal garage is located on Trail Road. West Donegal Township has completed a new Township Building on a 10 acre property at West Ridge Road and Maytown Road. The municipal garage is located on an adjacent property together with a former school house. While PennDOT maintains the state routes within the region, the three municipalities are responsible for maintenance and for improvements to their own streets, roads, and alleys.

Continued efforts are needed to make sure that the Public Library has sufficient facilities and resources to meet the needs of the information age. A relocation of the Library to the former Mellon Bank building, south of Market Square, is being seriously considered.

**Objective C2: Assist the Elizabethtown Area and the Donegal Area School Districts in planning for school facilities that are fully adequate to meet growing enrollments and changing educational needs.**

The Elizabethtown region is part of both the Elizabethtown Area School District and the Donegal School District. The Elizabethtown Area School District includes West Donegal Township, Elizabethtown Borough, most of Mount Joy Township (areas generally northwest of Cloverleaf Road) and Conoy Township, which is southwest of the Elizabethtown region. The Donegal School District encompasses the southern portion of Mount Joy Township plus Mount Joy Borough, East Donegal Township, and Marietta Borough.

Each municipality needs to regularly communicate with public school administrative staff to provide up-to-date information regarding the proposed residential developments and the expected rate of construction. This type of information is very important for the school districts to properly plan for school buildings, staffing, and equipment.

The Elizabethtown Area School District

**ELIZABETHTOWN AREA SCHOOL DISTRICT SCHOOLS  
1995 - 1996**

SCHOOL NAME	ACREAGE	DATE OF LAST RENOVATION	GRADES	LOCATION
Elizabethtown High School	134*	1973	9-12	East High Street Elizabethtown Borough
Elizabethtown Middle School	134*	1973	6-8	East High Street Elizabethtown Borough
East High Street Elementary School	134*	1988	K-5	East High Street Elizabethtown Borough
Mill Road Elementary School	11	1989	K-5	Elm Street Elizabethtown Borough
Fairview Elementary School	9	1988	K-5	Elizabethtown Road Mount Joy Township
Rheems Elementary School	6	1995	K-5	Alida Street West Donegal Township
Bainbridge Elementary School	6	1987	K-5	Second Street Conoy Township

\*Total acreage of the Elizabethtown Area High School, the Elizabethtown Area Middle School, and the East High Street Elementary School site.

SOURCE: Elizabethtown Area School District

Student capacities vary with many factors, such as average class sizes and specialized programs. The following lists the official current and planned student capacities of each of the existing school buildings in the Elizabethtown Area School District:

East High Elementary	650
Fairveiw Elementary	150
Mill Road Elementary	300
Bainbridge Elementary	300
Rheems Elementary	475
<b>Total of Elementary</b>	<b>1,875</b>
Middle School	840 - Currently increasing by 241 to 1,081
High School	1,012 - Currently increasing by 468 to 1,480
<b>Total of Middle &amp; High</b>	<b>1,852 - Currently increasing by 709 to 2,561</b>
<b>Total of All School</b>	<b>3,727 - Currently increasing by 709 to 4,436</b>

Elizabethtown Area School District's (EASD) enrollment declined in the early 1980's and has been rising steadily since that time, as shown on the following table. Total enrollment was 3,707 students in 1995. The School District projects that this enrollment will increase to 3,982 students by the year 2000, with particularly strong growth in the middle school (grades 6-8) and the high school (grades 9-12). A slight drop in the overall number of students is expected thereafter to reach a total enrollment of 3,854 students by the year 2005.

**TOTAL ENROLLMENT**  
**Elizabethtown Area School District**  
**1980 - 2005**

YEAR	TOTAL ENROLLMENT
1980	3,219
1985	3,056
1990	3,345
1995	3,707
2000*	3,982
2005*	3,854

\*Projected  
SOURCE: Elizabethtown Area School District

Temporary modular classrooms are currently in use at the Elizabethtown Area High School/Middle School complex because of limited building space. The High School/Middle School facility is being expanded and renovated, as of 1996. The Elizabethtown Area School District renovated and/or enlarged each of its elementary schools during the 1980's, except for Rheems Elementary School where renovations are now underway. The School District envisions that its elementary school capacity on a district-wide basis will be adequate for at least the short term future.



The expansion and complete renovation of the middle and high school is currently projected to involve a maximum not-to-exceed total cost of \$29.69 million, including a fund set aside for contingencies. Approximately \$13 million of this cost involves the actual expansion of student capacity and the related site costs, furniture, and architectural fees. The remainder involves extensive renovations, such as new roofs and improved mechanical systems. Based upon an expected state grant equal to 21% of the costs, this results in an average new local construction cost per student of \$14,500.

The following table shows past enrollments and projections by the State Department of Education (DOE). The state's projections predict that enrollment will essentially level off after increasing by approximately 300 students. However, there is evidence that the state's projections under-estimate the impacts of housing growth. The following is a summary of past enrollments and DOE's projections of student enrollments in EASD:

1994-5	3,732
1995-6	3,837
1996-7	3,877
1997-8	3,911
1998-9	3,967
1999-2000	3,982 (peak)
2000-1	3,963
2001-2	3,963
2002-3	3,953

**DONEGAL SCHOOL DISTRICT SCHOOLS  
1995 - 1996**

SCHOOL NAME	ACREAGE	DATE OF LAST RENOVATION	GRADES	LOCATION
Donegal High School	30	1990	9-12	Route 772 East Donegal Township
Donegal Middle School	30*	1988	6-8	Route 441 Marietta Borough
Maytown Elementary School	6	1987	K-5	North River Street, Maytown East Donegal Township
Riverview Elementary	30*	1988	K-5	Route 441 Marietta Borough
Seiler Elementary School	20	1984	K-5	Barbara Street East Donegal Township
Grandview Elementary School	15	1984	K-5	Orchard Road Mount Joy Borough

\*Combined acreage of the Donegal Middle School and Riverview Elementary School site.  
SOURCE: Donegal School District

### The Donegal School District

The Donegal School District encompasses East Donegal Township, Marietta Borough, and that portion of Mount Joy Township generally southeast of Cloverleaf Road. The Donegal School District includes the school buildings shown on the following table. Mount Joy Township students attend either Donegal High School, Donegal Middle School, or Grandview Elementary School.

Donegal School District enrollment has been slowly increasing in recent years after declining in the mid 1980's. Total 1995 enrollment was 2,560 students and enrollment is expected to grow to 2,634 students by 2000, as shown on the following table. The School District projects that growth will be strongest in the elementary grades (K-5) and the high school grades (9-12). Middle School enrollments (grades 6-8) are expected to decrease slightly.

#### **TOTAL ENROLLMENT Donegal School District 1980 - 2000**

YEAR	ENROLLMENT
1980	2,526
1985	2,283
1990	2,301
1995	2,560
2000*	2,634

\* Projected

SOURCE: Donegal School District

The Donegal School District expects that its high school and middle school capacity will be adequate for the foreseeable future. The School District undertook a major renovation and addition to the Donegal High School in 1990. The Donegal Middle School was expanded in 1988. The School District completed a formal assessment of its elementary schools in 1995. Some realignment of elementary students among the District's schools may be contemplated in the future. However, no such action is currently being planned. Nor does the District foresee the need to build a new elementary school or undertake major renovations of existing elementary school facilities in the near term future. In addition, the Mount Joy Vocational Technical School provides valuable practical education from its location in Mount Joy Township north of Mount Joy Borough.

### Financial Impacts Upon the School District of New Development

As part of this Comprehensive Plan, a separate detailed memo was prepared that estimated the differing impacts upon West Donegal Township, Mount Joy Township, and the Elizabethtown Area School District of alternative ways of developing a typical tract of 50 acres. It is important to consider fiscal impacts upon school districts because, throughout Pennsylvania, the vast majority of real estate tax bills, and half of local income taxes, are paid to the school districts. The real estate tax rate for EASD is over seven times higher than the rate for West Donegal Township which is typical. For instance, of the average real estate tax bill in West Donegal Township, 14% is paid to the county, 75% is paid to the School District, and 10% is paid to the Township.

In regard to impacts upon the School Districts, this analysis found that the vast majority of new housing does not provide sufficient tax revenue to pay for the costs of the additional school children that are generated from this new housing. This trend is especially true when a district has limited school capacity, such as Elizabethtown, and needs expensive school construction. Generally, only very expensive housing and housing that produces few school age children result in positive financial impacts on school districts. Because most new housing does not pay for itself, a school district needs significant commercial and/or industrial development to avoid dramatically increased taxes.

The total budget of EASD in 1995-6 is \$23.15 million. Approximately \$8.63 million is provided by the state and federal governments. The total 1995-6 enrollment of 3,837 students results in an average local cost per student of \$3,784. So, for example, if it is assumed that the average new single family detached house generates 1.2 public school students, it would have to generate approximately \$4,541 in annual tax revenue to equal the average cost of educating those children. This average cost varies greatly depending upon whether new school construction is needed to accommodate the increased number of children.

A very high number of studies have concluded that most types of new residential development do not pay for themselves in terms of school district costs and revenues. These include a major study sponsored by the Lancaster County Planning Commission, studies completed by URDC throughout Pennsylvania, and studies completed by other entities throughout the nation. For example, the 1993 LCPC study considered different alternative types of development in Ephrata Township. It found that agricultural development resulted in a net financial surplus to the Township, while all types of residential development resulted in a deficit of costs over revenues. In Ephrata Township, the study found that deficit could equal \$308,000 to \$370,000 per year.

A school district needs a reasonable amount of business development to reduce the tax burden upon homeowners. Businesses provide substantial tax revenues to a school district without directly generating any new school district costs. However, the location of that business in one municipality versus another municipality within the same school district is not critical.

**Objective C3: Provide adequate and well-distributed public recreation facilities that are coordinated with open space conservation efforts.**

Parks, recreation, and open space opportunities help enhance the quality of life in the Elizabethtown region. A variety of governmental, semi-public, and private entities play a role in providing parks and recreation facilities and services to the residents of the Elizabethtown region.

Existing Recreation Programs

The Elizabethtown Area Recreation Commission (EARC) is the largest recreation program provider in the region. EARC serves the three municipalities in cooperation with the Elizabethtown Area School District. EARC provides a wide variety of recreation programs throughout the year, including basketball leagues, other sports, hobbies, crafts, continuing education, movies, bus trips, and other special events. Program fees provide approximately three quarters of EARC's annual revenues, and municipal contributions provide most of the rest of EARC's annual revenues. A full-time recreation director administers all recreation activities and coordinates the use of municipal and school district indoor and outdoor facilities for these activities. The director is assisted by other professional and volunteer staff.

Other major providers of organized sports leagues include the following: Rheems Athletic Association (soccer, baseball, and softball), Elizabethtown Boys Club (football, cheerleading, baseball, and wrestling) and Conoy Athletic Association (soccer, baseball, and softball).

The Elizabethtown Area Community Services Authority (EACSA) operates the Elizabethtown Area Community Center, a multipurpose facility located on South Poplar Street in Elizabethtown Borough. The EACSA complements the recreation programs sponsored by EARC with extensive senior citizen, child care, and other recreation activities. All programs are provided at the community center. Facility rentals, program fees, child care fees, and Lancaster County grants and contributions provide EACSA with annual revenues.

Existing Parks and Other Recreation Areas - The Elizabethtown region contains nearly 1,200 acres of parks and recreation areas, including recreation lands and recreation facilities owned and maintained by Lancaster County, the Elizabethtown Area School District, the region's three municipalities, and assorted semi-public and private organizations, as seen on the following table.

Lancaster County's 5.5-mile Conewago Trail is located in Mount Joy Township along the Conestoga Creek between Route 230 and the Lebanon County line. The trail includes a 17-acre day use area that features a small fishing pond. Chickies Rock County Park is the regional park closest to the Elizabethtown region. The 400 acre park is approximately 10 miles from Elizabethtown along the Susquehanna River between Columbia and Marietta boroughs. The EARC has a written agreement with the Elizabethtown Area School District to use indoor and outdoor school facilities for recreation when not in conflict with school use.

**PARKS AND OTHER RECREATION AREAS (in acres)**  
**Elizabethtown Region - 1995**

PARKS AND RECREATION AREAS BY MUNICIPALITY	PUBLIC			SEMI-PUBLIC	PRIVATE	TOTAL
	County	School District	Municipal			
<u>Elizabethtown Borough</u>						
● East High Elementary		•				
● Elizabethtown Area Middle and High School		133.5				133.5
● Mill Road Elementary		10.7				10.7
● Fairgrounds		35.0				35.0
● Elizabethtown Library			X			X
● Elizabethtown Community Park			14.0			14.0
● Elizabethtown Area Community Center			X			X
● Poplar Street Park			9.3			9.3
● Hickory Lane Park			14.6			14.6
● Heritage House				X		X
● American Legion				X		X
● Friendship Fire Company				X		X
● Mount Calvary Christian Church				3.0±		3.0±
● Elizabethtown Church of Brethren				3.0±		3.0±
● Elizabethtown Brethren in Christ Church				3.0±		3.0±
● Raintree Gallery					X	X
● Elizabethtown College			10.0		15.7	15.7
● Willowwood Swim Club					6.6	6.6
● Willowwood Public Open Space		179.2	47.9	9.0	22.3	258.4
<b>Subtotal</b>						
<u>Mount Joy Township</u>						
● Conewago Recreation Trail Park	44.0					44.0
● Mount Joy Vo-Tech	104.0					104.0
● Fairview Elementary		9.1				9.1
● Farm Lot		34.0				34.0
● Ulrich Fields (proposed)				4.0		4.0
● VFW				X		X
● United Zion Camp				54.8		54.8
● Christian Lutheran Church				18.0		18.0
● Clearview Lanes					X	X
● Blake Mauney's Showstoppers Studio					X	X
● Rainbows End					X	X
● Ridge Run Campground					19.3	19.3
● Mookies Horseshoe and Sand Volleyball					X	X
● Elizabethtown Beagle Club					73.5	73.5
● Big Chickies Bowman Hunt Club					28.0	28.0
● Milton Grove Sportsman Club					80.8	80.8
● Mount Joy's Sportsman Association					24.5	24.5
● Tree Top Golf Course					88.3	88.3
<b>Subtotal</b>	148.0	43.1		76.8	314.4	582.3

<b>West Donegal Township</b>						
● Rheems Elementary		5.6				5.6
● Newville Park			1.2			1.2
● Rheems Athletic Association Field				12.5		12.5
● Rheems Fire Company				X		X
● Rustic Meadows (Shaw-n-Tee)					51.1	51.1
● Masonic Homes					100.0	100.0
● Conewago Rod and Gun Club					166.8	166.8
<b>Subtotal</b>		5.6	1.2	12.5	317.9	337.2
<b>TOTAL</b>	148.0	227.9	49.1	98.3	654.6	1,177.9

SOURCE:1993 Elizabethtown Area Community Services Authority Regional Comprehensive Parks, Recreation and Open Space Plan

Elizabethtown Borough owns and operates the 14-acre Elizabethtown Community Park, the largest municipal park in the Elizabethtown region. The Borough also owns the 9.3-acre Poplar Street Park and the 14.6-acre Hickory Park on Mulberry Street. Elizabethtown recently purchased 10 acres of land from the Willowood Swim Club for use as passive open space.

West Donegal Township owns Newville Park, a 1.2-acre play lot on Turnpike Road. Mount Joy Township does not own any parkland. Both West Donegal and Mount Joy Townships have requirements that residential developers either dedicate land or pay fees-in-lieu of land to help offset the demand for parkland created by new residents. The intent is that each township would use funds from these fees to purchase public parkland. Any proposed of open space should be carefully reviewed to determine their suitability. A list of criteria is included in the region's Parks, Recreation and Open Space Plan and in the Lancaster County Regional Open Space Plan..

The Elizabethtown Area Community Services Authority's 1993 Regional Comprehensive Parks, Recreation and Open Space Plan recommends amounts of parkland that the Elizabethtown region would need to meet guidelines formulated by the National Recreation and Parks Association (NRPA). NRPA guidelines recommend that a park system should contain a variety of parklands including regional parks, community parks, neighborhood parks, play-lots or miniparks, greenways, special-use parks, and conservation areas. The following section summarizes the results of this 1993 analysis for each of the three municipalities in the Elizabethtown region:

#### Elizabethtown Borough

Though Elizabethtown has significant parkland, the Borough has a total of 30 acres less total parkland than what the NRPA recommends for a community of its population. Since that time, the Borough purchased 10 acres of land. The Borough has adequate linear parkland and neighborhood parkland, according to NRPA. However, NRPA guidelines suggest that Elizabethtown needs more community parkland and small playground space.

### Mount Joy Township

Mount Joy Township currently is 108 acres short of meeting the recommended acres of parkland, according to NRPA guidelines. This deficit will increase as the Township adds residents unless municipal parkland is established. NRPA guidelines suggest that Mount Joy needs all types of parkland since the Township does not currently own any park acreage.

### West Donegal Township

West Donegal owns one small playground site but is 96 acres short of meeting the recommended acres of total parkland, according to NRPA guidelines. This deficit relative to NRPA guidelines will grow unless the Township acquires more parkland.

The Regional Parks, Recreation and Open Space Plan recommends a full set of new public parks and public greenways that should be established throughout the region over the long-term. The Growth Management Plan Map highlights conceptual locations for new parks in the two townships that should be the highest priority. In West Donegal Township, the plan highlights land that is generally along Stone Mill Road that would need to be purchased and land that is within a large future development area south of Ridge Road, which might be acquired through mandatory dedication. Recreation land could be used to buffer new homes from the railroad tracks.

In Mount Joy Township, the Growth Management Plan Map highlights lands next to the Fairview Elementary School on Elizabethtown Road. This site would allow joint use by school students and the general public, and make efficient use of the existing parking and utilities at the school. The Growth Management Plan Map also highlights a conceptual location somewhere in the vicinity north of Cloverleaf Road, west of Route 283 and southeast of Elizabethtown. Recreation land could be used to buffer new homes from the expressway.

Where practical, organized programmed recreation should be concentrated at relatively few community park or school sites. Smaller neighborhood parks should primarily serve children and informal pick-up recreation. The Growth Management Plan Map also shows proposals to extend trails through West Donegal Township along the Conoy Creek that would connect to open spaces in the Borough, and to further extend the county recreation trail along the Conewago Creek.

Consideration should also be given to investigating whether it would be possible to lease excess land controlled by the Pennsylvania Department of Corrections for public recreation. Such facilities could possibly be coordinated with facilities at the Mill Road Elementary School. It will be important to continue to make full use of the recreation facilities of Elizabethtown College and the two school districts for public recreation programs when the facilities are not needed for college or for school use.

**Objective C4: Support modern cost-effective methods of providing police, fire, and emergency medical services, while emphasizing coordination among providers within and adjacent to the region.**

As of 1995, Elizabethtown's Police Department included 15 full-time and 10 part-time employees, Mount Joy Township's Police Department included 6 full-time and 3 part-time employees, and West Donegal Township's Police Department included 6 full-time and 1 part-time employees. The level of personnel will need to be regularly reconsidered as development continues and as traffic increases. Periodically, the idea of a regional police force should be reconsidered. A regional police force allows the most efficient use of personnel, and can allow for greater specialization among officers.

Cooperative efforts are needed with the area fire companies and emergency medical service providers to make sure that they have the necessary equipment and vehicles. Coordination is needed among fire companies to make sure that there is not an excessive duplication of different types of equipment. The Rheems Fire Department is constructing a new fire station on Anchor Road. A new station is under consideration in Mount Joy Borough for the emergency medical service organization.

**Objective C5: Coordinate fully water and sewage improvements with this Comprehensive Plan, including avoiding central sewage and central water services outside of the Urban Growth Boundary.**

#### Existing Sewer Service

Public sewers serve almost all of Elizabethtown Borough, a large part of West Donegal Township, and much of the western portions of Mount Joy Township. Private, on-lot sewage systems serve the rest of the Elizabethtown region, except the Conewago Industrial Park, which has its own private sewage plant.

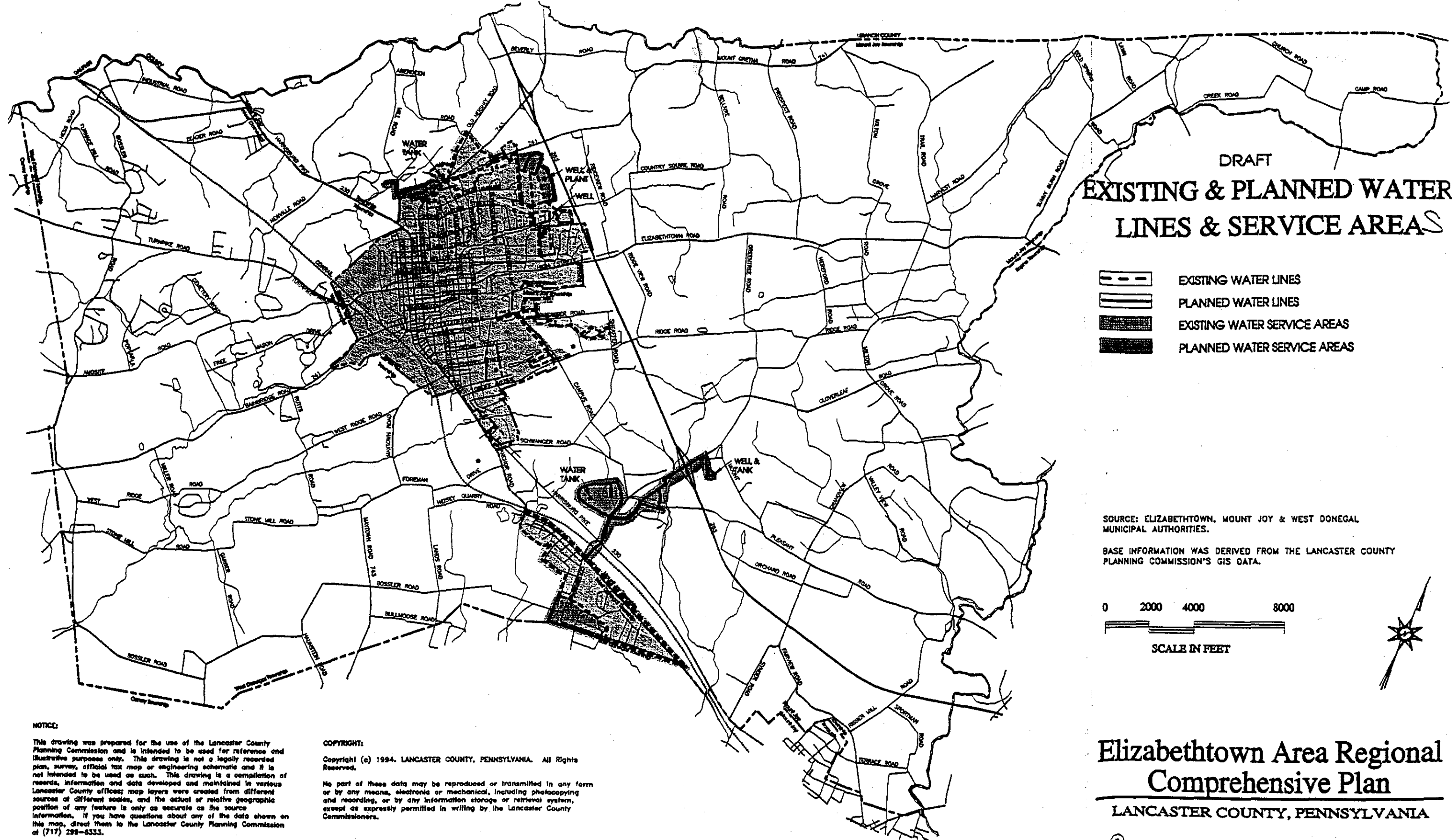
Public sewage from the three municipalities flows to the Elizabethtown Borough Treatment Plant, which is owned and operated by Elizabethtown Borough. The treatment plant is located on Bainbridge Road in West Donegal Township. The Mount Joy Township Authority and the West Donegal Township Authority each purchase capacity at the sewage treatment plant from Elizabethtown Borough. Sewage from Mount Joy Township must pass through lines owned by Elizabethtown Borough and the West Donegal Township Authority. Since 1996, the Mount Joy Borough Authority has been responsible for existing and future central sewage and central water services for areas of Mount Joy Township that are adjacent to Mount Joy Borough.

The Existing Sanitary Sewer Lines and Service Areas Map shows the major sewage and water lines within the region. Service is available throughout Elizabethtown Borough. The West Donegal Township Authority service area encompasses the village of Rheems vicinity and most of central West Donegal Township between Stone Mill Road and Turnpike Road. The Mount Joy Township Authority serves areas just north of Mount Joy Borough, much of the area south and west of Route 283 between Cloverleaf Road and the Elizabethtown Borough line, and much of the land north and northeast of Elizabethtown.







The Elizabethtown Treatment Plant has a treatment capacity of 3.0 million gallons per day (MGD). As of the second quarter of 1995, total flow to the plant averaged 1.464 million gallons per day, with 1.051 from the Borough, 0.105 from Mount Joy Township, and 0.308 from West Donegal Township.

All of the sewage treatment capacity that has been allocated to Mount Joy Township and to West Donegal Township has already been committed to new developers. Certain new developments are a waiting list for capacity. Elizabethtown Borough has recently released 700 EDUs to West Donegal Township to provide public sewer treatment to those on the waiting list. Elizabethtown Borough allocates 0.404 MGD of sewage treatment capacity to the Mount Joy Township and 0.356 MGD to West Donegal Township.

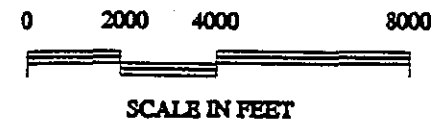


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**EXISTING & PLANNED WATER  
 LINES & SERVICE AREAS**

-  EXISTING WATER LINES
-  PLANNED WATER LINES
-  EXISTING WATER SERVICE AREAS
-  PLANNED WATER SERVICE AREAS

SOURCE: ELIZABETHTOWN, MOUNT JOY & WEST DONEGAL MUNICIPAL AUTHORITIES.

BASE INFORMATION WAS DERIVED FROM THE LANCASTER COUNTY PLANNING COMMISSION'S GIS DATA.



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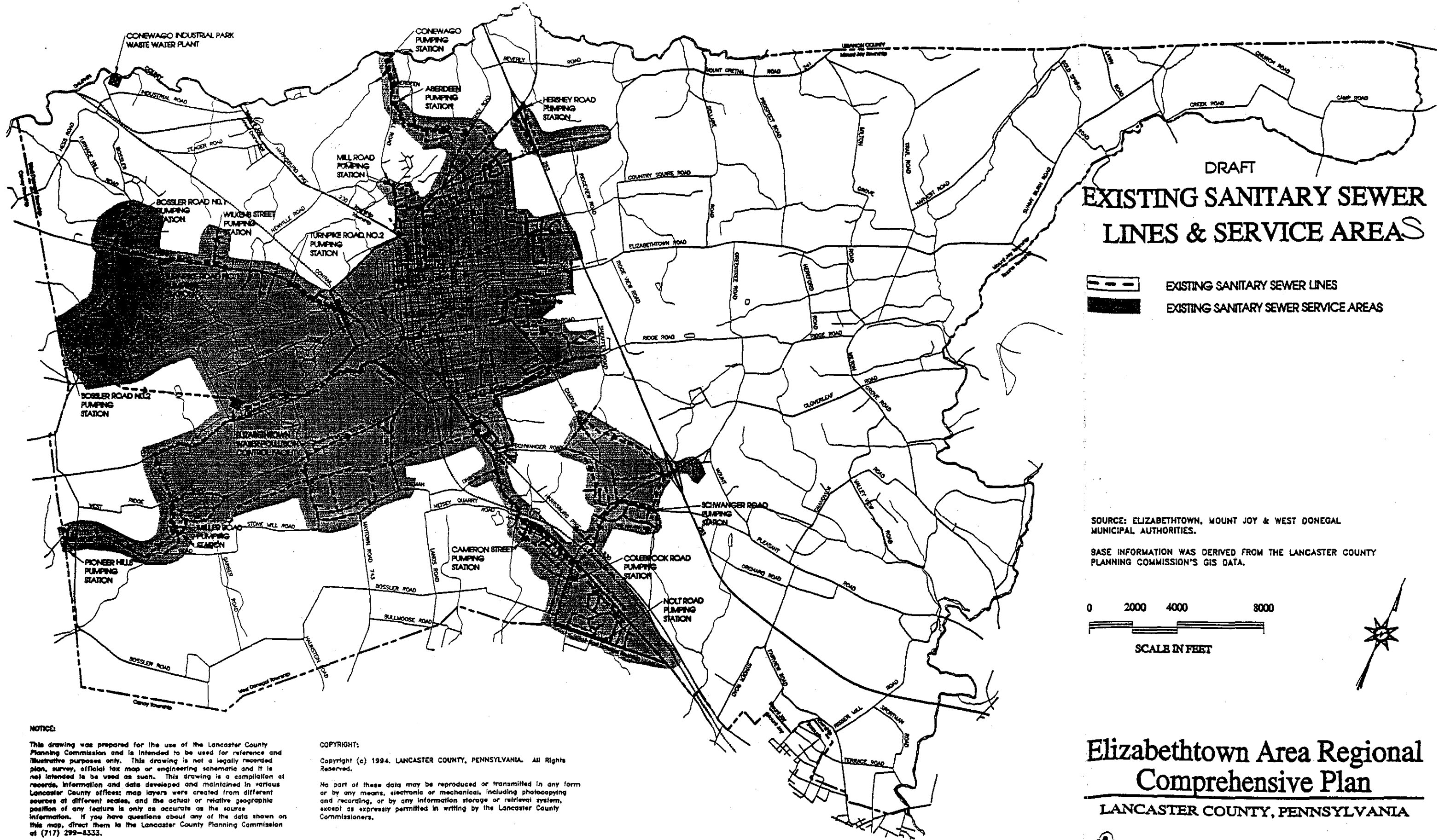
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**Elizabethtown Area Regional  
 Comprehensive Plan**  
 LANCASTER COUNTY, PENNSYLVANIA



COMMUNITY PLANNING CONSULTANT  
**URBAN RESEARCH & DEVELOPMENT CORPORATION**  
 Bethlehem, Pennsylvania

NOVEMBER 1995



DRAFT  
**EXISTING SANITARY SEWER  
 LINES & SERVICE AREAS**

 EXISTING SANITARY SEWER LINES  
 EXISTING SANITARY SEWER SERVICE AREAS

SOURCE: ELIZABETHTOWN, MOUNT JOY & WEST DONEGAL MUNICIPAL AUTHORITIES.  
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**Elizabethtown Area Regional  
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### Future Sewage Service

Cooperative efforts are needed among the three municipalities to resolve the current lack of sewage capacity for new developments. Over the long-run, to increase coordination and efficiency, consideration should be given to the pros and the cons of establishing a regional water and/or sewage authority serving all three municipalities.

The expansion of the Elizabethtown treatment plant has been under discussion for several years. The plant would most likely be expanded from the current permitted capacity of 3.0 million gallons per day to a total capacity of 4.5 million gallons per day. However, several years are typically required until an expansion is on-line in order to obtain all of the necessary permits, complete the engineering, complete the bid process, and actually construct the plant expansion.

The expansion of the sewage plant is currently estimated to cost between \$10 and \$11 million. That would work out to an average cost, not including interest and any grants, of \$6.60 to \$7.30 per gallon of additional capacity, or \$1,980 to \$2,190 for an equivalent dwelling unit which uses 300 gallons per day.

The Mount Joy Township Authority currently is examining options for long term wastewater treatment in the Township. The Authority has been analyzing the feasibility of constructing a 0.5 or 1.0 MGD sewage treatment plant of its own on the Conowingo Creek to supplement sewage treatment capacity available from Elizabethtown Borough. The new treatment plant would service the northern part and a portion of the central part of Mount Joy Township's service area. Township flows diverted from the Elizabethtown Borough Sewage Treatment Plant to the new plant would free conveyance capacity in some sewer lines now carrying wastewater from Mount Joy Township to Elizabethtown Borough. The capacity in these older lines would then become available to handle flows from future growth in the central part of Mount Joy Township.

If a new plant is not built along the Conowingo Creek, then Mount Joy Township would have to participate in upgrading existing conveyance capacity through the Borough or through West Donegal Township and/or constructing a new parallel line to handle the increased flows. A study by the Mount Joy Township Authority estimated that the total costs of constructing a new sewage plant along the Conowingo Creek compared to the costs of participating in the expansion of the Elizabethtown plant and upgrading existing transmission lines was approximately \$11 million of cost to the Township Authority.

The most critical points in the sewage collection system reportedly involve the main lines in the southern part of Elizabethtown and the interceptor running from the center of Rheems to along the south of West Ridge Road. Particularly as additional development occurs in Mount Joy Township, these lines are expected to begin to reach capacity. Also, if substantial new growth would occur in West Donegal Township between West Ridge Road and Stone Mill Road, capacity could become an issue.

The West Donegal Township Authority has already accounted for growth from approved developments in these lines, and for allocation already committed to Mount Joy Township. With regard to other future development, the authority's engineers estimate that capacity for the following numbers of new equivalent dwelling units (EDUs) are available:

- 210 EDUs in the line in the western part of Rheems,
- 800 EDUs in the line near the Hillcrest development, with that capacity problem continuing for a couple thousand feet west of Rutts Road,
- 800 to 850 EDUs in the Newville area, and
- 75 EDUs in the force main near Stone Ridge townhouses along Turnpike Road, which should be increased to 375 to 475 EDUs available once some of the flow is diverted through Masonic Homes.

As a system ages, and as federal requirements tighten, the costs of operating and maintaining a water or a sewage system are likely to increase faster than inflation increases. Therefore, if some of these costs are not offset by new growth, existing users are likely to see increased rates. However, a balance is needed to make sure that existing customers are not subsidizing the costs of water and sewage improvements that primarily serve new developments. Many capital costs can be offset by connection fees on new development. For example, the current one-time fee to connect to the sewage system is \$2,500 per housing unit in West Donegal and \$2,170 per housing unit in Mount Joy Township. In addition, developers are typically required to pay for specific improvements to a system of modest cost that are necessary to serve their own development, such as upgrading a pump station and extending lines.

#### Existing Water Service

The public water service area in the Elizabethtown region is smaller than the public sewer service area. Outside of Elizabethtown Borough, the majority of the region relies on private, on-site wells. Public water is available throughout the Borough. The public water service area in West Donegal Township is limited to the village of Rheems and its vicinity. In Mount Joy Township, only areas near Cloverleaf Road and several locations adjacent to Elizabethtown Borough are connected to public water facilities.

Elizabethtown Borough has five wells and withdraws water from the Conewago River, which it pumps to the Borough's water treatment plant via the Conoy Creek. The Borough provides water in bulk to the township authorities. In addition, the West Donegal Township Authority provides its own water to the Rheems area from one main well, a new back-up well, and a treatment plant.

The Mount Joy Township Authority also supplements its water purchases from Elizabethtown with its own new wells. The Authority established a well and a water treatment in the Northbrooke Development and a well in the Foxbury development. They are also developing a well off of Steelway Drive in the Cloverleaf Road area, which will supplement water supplied by West Donegal Township. Since 1996, the Mount Joy Borough Authority has been responsible for existing and for future water service in the area of Mount Joy Township that is adjacent to Mount Joy Borough.

The West Donegal Township Authority has drilled a new well to supplement the well that supplies water to its service area in the vicinity of Rheems. The Authority is also aware that certain water lines now carrying water from the Elizabethtown Borough Water Treatment Plant to West Donegal Township need to be replaced or upgraded. Existing connections and commitments to new development account for virtually all of the water Elizabethtown Borough now allocates to the West Donegal Township Authority.

For the immediate future, the West Donegal Township Authority plans to continue relying on Elizabethtown Borough to supply water to those parts of the Township beyond the Rheems area. There is reportedly water capacity available in the Rheems area system for approximately 500 new dwellings, which will likely be used by future development in the Rheems area and locations to the northwest.

#### Future Water Service

Unusually large areas of intense existing development in the region are dependent upon individual wells, especially in West Donegal Township (other than the Rheems Area). Most communities seek to extend public water service to wherever intense development occurs to assure a safe and a reliable supply over the long-term.

Elizabethtown Borough currently allocates 0.125 MGD of water to the Mount Joy Township Authority, which now uses approximately 0.086 MGD. However, the Mount Joy Township Authority is expanding its public water system because it has committed virtually all of its unused water allocation from Elizabethtown Borough to proposed development. Some of the Mount Joy Township Authority's service area now being supplied by Elizabethtown Borough will receive water from the new wells. This shift will release water capacity from Elizabethtown Borough for new growth in the central part of the Authority's service area. There are limited total supplies of water in the region that can be cost-effectively used. Groundwater supplies are especially limited in many areas.

Elizabethtown Borough has upgraded its intake from the Conewago Creek as a short-term improvement to the water situation. The Borough has the option of taking extensive water supplies from the Cornwall area in Lebanon County as a long-term solution to water needs. This water source could be pumped into the Conowingo Creek, which could serve as a natural transmission line to the Elizabethtown area. Other options that were considered include drilling additional wells, and drawing water from the Susquehanna River and pumping it overland to the Borough, which had an expected price tag of \$8 million.

Many areas of the region have only limited groundwater supplies that make it difficult to locate major new public wells. For instance, after conducting a series of hydrogeological studies, the West Donegal Township Authority had little success in test drilling in the Miller Road area. A proposed development north of Amosite Road involves a major question of whether sufficient water supplies are available to service that development.

Unless there is a critical public health issue, extensions of public water service typically depend upon the economics in individual areas. Regardless of what is permitted by zoning, public water extensions will not occur unless the applicable authority is convinced that the developers and the residents of an area are reasonably able over time to reimburse the authority for the costs of the extension. Otherwise, other existing water customers would have to subsidize that water extension.

Reportedly, the areas where it appears to be most feasible to extend public water service in West Donegal Township include the following:

- extensions of lines from the Borough that currently serve the Stone Ridge townhouses along Turnpike Road to the Newville area. This extension, which would require the acquisition of additional water supply, such as integration with the Masonic Homes water system or purchase of additional capacity from Elizabethtown, and the construction of additional storage capacity.
- extensions from the Rheems water system to areas that can be efficiently served, considering topography and the location of the water tank that is between Schwanger Road and Route 230, such as one mile west along West Ridge Road. However, there also is only limited supply available for this type of extension.

It appears that other areas of West Donegal would be much more difficult and expensive to serve with public water service.

In addition to the water source proposed by Elizabethtown Borough, as described above, other alternatives for long-term water supplies involve one or more of the following: utilizing excess water from the Union Quarry property, drilling additional wells elsewhere, tapping springs in the southwestern part of West Donegal, or purchasing water from the City of Lancaster, which would require a new transmission line. The quarry owners may be cooperative because they presently need to pump water regularly from the site in order to operate the quarry.

In areas where public water service is uneconomical in the short-term, but is expected in the long-term, some municipalities require the installation of capped water systems. This involves the municipality requiring a developer to construct water lines while the roads are being built, with the intent that the lines can be connected to a public water system in the future. This construction avoids the expense of later cutting open the road to install lines and then repaving the road. It would be essential to make sure that any capped system is properly engineered and installed so that it can be incorporated into a public system in the future. Most likely, if a developer is required to construct the lines, the developer would also construct a central well to serve the development temporarily. An alternative would be to require a developer to set aside funds in an escrow account to provide future water connections.

Densities of two or more homes per acre should not be permitted unless there is both public sewage service and public water service. An exception for two homes per acre could be advisable if: there is public sewage service, there is an appropriate capped water system, and the development is located in an area that is reasonably expected to be served by public water service in the near future.

In addition to limits on water capacity, public water service extensions are also limited by the need to provide adequate water pressure. Generally, pressure is provided by elevated water tanks, standpipes, reservoirs, or by booster pumps. These water storage facilities are expensive to construct, and booster pumps can be expensive to operate. Therefore, it is typically most cost effective to extend water service to areas that do not require lines to extend above the same elevation as a water tank. Therefore, for example, it would be easier to extend water service from the Rheems system to West Ridge Road, than to extend this water system to Bainbridge Road. Areas closer to Mt. Joy Borough are intended to be served with public water and sewage service by the Mt. Joy Borough Authority as part of any new developments.

#### Wellhead Protection

The protection of public wells from contamination will require cooperative actions by each municipality, by the Lancaster County Planning Commission, by developers, and by business persons.

The Mount Joy Township Authority is completing a draft wellhead protection plan designed to limit groundwater contamination of existing and future wells. The draft listed the following types of possible methods:

- protecting a delineated Wellhead Protection Area that is most likely to affect public wells.
- developing a public education program on how to protect water resources, such as through proper septic system maintenance.
- informing residents about the best ways to handle and to dispose of household hazardous wastes.
- working with farmers to guard against contamination from pesticides, herbicides, and fertilizers.
- working with PennDOT to ensure that the Department is aware of wellhead protection areas located near Route 283 in case of a hazardous waste or road salt spill.
- sealing abandoned wells in the area so these wells cannot become conduits for contaminating groundwater.

The Mount Joy Township Board of Supervisors is reviewing the wellhead protection plan with regard to its cost, its enforcement responsibilities, and its potential effects on local farming. A wellhead protection program is also underway to protect wells of the Mount Joy Borough Authority, which are immediately adjacent to and impacted by the Elizabethtown region.



**Objective C6: Recognize fully Elizabethtown College and Masonic Homes as anchors for the community, and seek opportunities for expanded cultural and educational interaction among all students, staff, and residents.**

Elizabethtown College is a private liberal arts college that includes 180 acres of land. As of 1996, the College enrolled 1,530 full-time and 223 part-time students, and had 149 faculty members. The College offers a wide variety of music and cultural programs that attract large numbers of the general public. Masonic Homes mainly includes residential and health care facilities for senior citizens. In addition, Masonic Homes includes residential facilities for young persons, and recreational opportunities for non-residents. Masonic Homes has invested millions of dollars in new and rehabilitated facilities over the last decade, although the total number of residents has remained relatively unchanged. The vast majority of Masonic Homes' landholdings remain undeveloped, including active farmland and natural areas.

## **GROWTH MANAGEMENT PLAN**

The Growth Management Plan applies the overall recommendations of the Policy Plan to specific locations in the Elizabethtown region. The following is a description of the future land use categories shown on the accompanying Growth Management Plan map.

### **Agriculture**

Lands in the Agriculture category should be preserved for crop farming, livestock, and other agricultural uses. Most of these areas have prime agricultural soils and relatively level topography. The number of residential lots permitted on a tract of land should continue to be limited by the "sliding scale" agricultural zoning regulations now in effect in Mount Joy Township and the minimum lot size zoning regulations now in effect in West Donegal Township. This sliding scale zoning carefully limits the number of new lots that are permitted on a tract; the remainder of the tract is required to be permanently preserved.

Property owners in Agricultural areas should be encouraged to do the following:

- 1) sell their development rights to the county, or
- 2) sell their development rights to a developer, who could then transfer these development rights to land within the Urban Growth Boundary that has sufficient public water and public sewer service to accommodate additional density. See description of Density Transfer in the Land Use and Housing section.

### **Conservation**

The Conservation category provides for low-intensity development on lands with sensitive natural features, such as steep slopes and other major limitations on development. The Conservation category also includes properties with poor access to major public streets. Most of these areas are not adjacent to existing public sewage and public water lines.

The Conservation category provides land for single-family, detached homes on minimum lots 1 or 2 acres, or more. If a home is proposed on steeply sloped area, a larger lot size should be required. Property owners in the Conservation area should be encouraged to transfer permitted density from their parcels to suitable locations within the Urban Growth Boundary.

### **Rural 1**

The Rural 1 category includes lands that are not suited for immediate, intense residential development, but that do not have as many limitations as the Conservation areas. This category mainly provides for single-family, detached houses at a density of one home per acre. Larger lot sizes should be required if a home is proposed on a steeply sloped area. Property owners in Rural 1 areas should be encouraged to transfer density from their parcels to sites more suitable for intense development and located within the Urban Growth Boundary.

Opportunities should be also be offered in the Rural 1 category for cluster development in areas with public water and public sewage service. Cluster development would permit landowners to develop somewhat smaller lots in exchange for setting aside 35% to 40% of their tract in permanent, open space.

## **Rural 2**

The Rural 2 category includes one area of lands adjacent to existing public sewage and public water lines within the UGB that are suitable for low-intensity, residential development. Most of these areas include, or are adjacent to, existing or proposed subdivisions. The Rural 2 category provides for single-family, detached homes on 1/2 acre lots with public sewage and public water service. At least one acre per home should be required where the property is served by an on-lot septic system and a well. Larger lots should be required if buildings are proposed on steep slopes.

Transfers of density should be possible to portions of the Rural 2 lands within the UGB to take full advantage of public sewer and public water services. For example, if density is transferred from an Agricultural area to a tract in the Rural 2 area within the UGB, the permitted density on that Rural 2 tract could be increased increase to 4 homes per acre. Opportunities should be offered for clustering of homes where public water and sewage service are provided within the UGB, such as with 1/3 acre lots and 25% minimum common open space.

## **Low-Density Residential**

The Low-Density Residential category provides land for single-family, detached or side-by-side, twin homes at an average of 4 homes per acre. Through density transfer from outlying areas, the density could be increased to 5 or 6 homes per acre.

## **Medium-Density Residential**

The Medium-Density Residential category includes land intended to accommodate single-family detached houses, twin homes, and townhouses at densities up to 5 homes per acre. Through density transfer, these densities could be increased to 7 or 8 homes per acre.

## **Medium High-Density Residential**

The Medium High-Density Residential category is for single-family, detached homes, twin homes, townhouses, apartments, and manufactured home parks. The maximum density should be 6 homes per acre in Elizabethtown Borough and Mount Joy Township, and 5 homes per acre in West Donegal Township. Through density transfer from outlying areas, densities for townhouses and for apartments could be increased to 10 homes per acre.

## **Central Business District**

The Central Business District encompasses downtown Elizabethtown, which should be the focus of trade and commerce in the Elizabethtown region. The downtown should continue to include a balanced mix of retail, service, office, public, institutional and residential uses, with conveniently located parking. See the Policy Plan for strategies to continue to revitalize the Central Business District.

## **Commercial**

The Commercial category is designed to complement the Central Business District by providing for two types of commercial uses as follows: 1) a broad range of commercial uses not suited for the Central Business District such as shopping centers and drive-in fast food facilities, among others, and 2) neighborhood oriented commercial uses, such as small groceries and other limited convenience shopping designed to serve a nearby residential area. Zoning will be used to distinguish between these two types of Commercial areas.

## **Industrial**

The Industrial category is intended to be divided into the following two types: 1) Light Industrial/Office Campus which would permit light manufacturing, offices, wholesale sales, warehousing and related business uses, and 2) General Industrial which would provide the same uses as light industrial, plus provide for additional types of industries. State law requires that at least some area be provided in each municipality for heavy industry and other industrial uses not typically envisioned as part of modern business campus developments. Zoning will be used to distinguish between these two types of industrial areas. The largest areas for new industrial development are proposed to the northeast of the Route 283/Cloverleaf Road interchange. Public water and public sewage services could be efficiently extended throughout these areas.

## **Major Community Facilities/Institutional**

This category mainly includes the Masonic Homes lands, which will continue developing as a well-planned complex emphasizing retirement housing. This category also includes other large community facilities, such as the local schools and the Department of Corrections training facility on Route 230. The scattered Major Community Facilities/Institutional sites are not intended to be grouped together in a specific zoning district.

## **Recreation**

The Recreation category illustrates major existing recreation areas, some of which are large commercial facilities or private clubs. Others locations shown as Recreation are generalized areas suitable for locations of future community parks in West Donegal Township and Mount Joy Township. The Recreation category is not intended to become a zoning district. See the Policy Plan for additional description on Recreation uses.

## **Rural Holding**

The Rural Holding areas located in West Donegal Township will be the primary sending area and the possible extension of the UGB if needed in the future. Property owners in Rural Holding areas should be encouraged to transfer density from their parcels to sites more suitable for intense development within the Urban Growth Boundary.

## **Agricultural Holding**

The Agricultural Holding area located in West Donegal Township will be the secondary sending area. Property owners in Agricultural holding areas should be encouraged to transfer density from their parcels to sites more suitable for intense development within the Urban Growth Boundary.

## **Masonic Homes Growth Boundary**

This area encompasses the Masonic Homes lands, which will continue developing as a well planned complex emphasizing retirement housing.

## **Phases**

The phase areas located in Mount Joy Township will be the possible extension of the UGB if needed in the future, particularly for expanded industrial use

## **Major Creeks**

Major creeks are shown on the Growth Management Plan Map. Lands immediately along these creeks should be maintained in their natural state to avoid erosion and sedimentation, to protect water quality, and to preserve fish habitats. Building and paving setbacks should be established from these major creeks. To comply with federal and state regulations, development within flood-prone areas should continue to be carefully controlled. See the Policy Plan for additional strategies on conserving creek corridors and on other sensitive natural areas.

## AMOUNT OF GROWTH

The Growth Management Plan, as described above and shown on the Growth Management Plan map, designates land for a moderate amount of business development and sufficient land for the following population and housing growth within the Urban Growth Boundary over the next 20 years:

### PROJECTED POPULATION AND HOUSING GROWTH ELIZABETHTOWN REGION - 1995-2016

Municipality	Estimated Population 1995	Expected New Homes 1996-2016	Expected New Residents 1996-2016	Projected Population 2016
Elizabethtown Borough	10,693	100 (5 per year)	238	10,931
Mount Joy Township	7,095	1,500 (75 per year)	4,275	11,370
West Donegal Township	6,760	1,550 (77.5 per year)	4,635	11,395
Regional Total	24,548	3,150 (157.5 per year)	9,148	33,696

The Growth Management Plan also includes land within the Urban Growth Boundary for two additional considerations:

1. The plan provides 50% more land than is strictly needed for the number of new homes described above. This 50% cushion is designed to help the free market function properly by accounting for landowners who do not wish to sell and by seeking to avoid monopolistic prices for land. Also, this cushion takes into account the fact that some landowners may not develop this land to the maximum permitted density. For example, a developer may find that a lower density of single family detached homes is more marketable than a moderately higher density of twins or townhouses. Such underutilization of land should be discouraged.
2. The plan provides an additional 25% more land than is strictly needed for the number of new homes described above to account for flood-prone areas, steep slopes, open space within developments, irregular lot configurations, and land needed for streets, curbs, stormwater basins, utility right-of-ways and similar features.

Growth in the Masonic Homes complex is not being considered in this West Donegal Township analysis because:

1. Masonic Homes is relatively self-sufficient in the services it provides
2. The demand for the Masonic Homes' housing is from throughout the state, as opposed to being generated locally
3. Masonic Homes has already reserved significant capacity in the existing sewage plant.

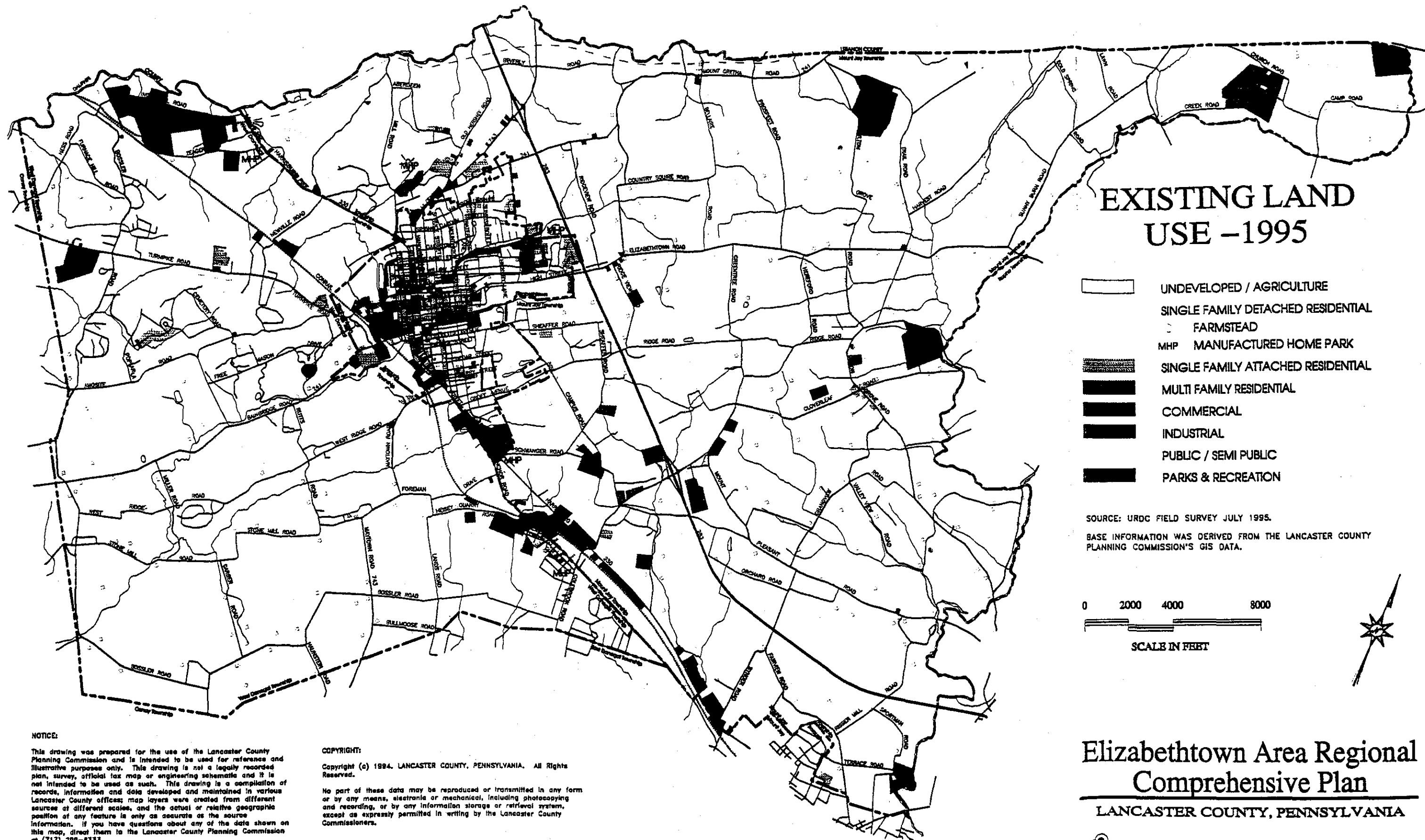
#### **TIMING OF DEVELOPMENT**

The private real estate market will continue to be the primary influence on the timing of development in the Elizabethtown region. The private real estate market will continue responding to interest rates fluctuations and to area-wide economic cycles. The availability of public sewage service and zoning policies in the three municipalities will also be important factors in the timing of development.

This plan addresses major development patterns for the next 20 years. Minimally every five years, local officials should re-examine the important policies contained in this plan and revise the plan if necessary. Major zoning changes in the three municipalities should be made only after a careful review of how these changes conform to the spirit and the intent of this plan.

#### **COMPATIBILITY WITH ADJACENT MUNICIPALITIES**

It is important to consider the development patterns and the zoning regulations affecting adjacent areas in neighboring municipalities. The 1996 Adjacent Zoning map on the following page summarizes the existing zoning policies in place in areas adjacent to the Elizabethtown region. The following municipalities are adjacent to the Elizabethtown region: Conoy Township, East Donegal Township, Mount Joy Borough, Rapho Township, Londonderry Township, Conewago Township and South Londonderry Township.



# EXISTING LAND USE -1995

- UNDEVELOPED / AGRICULTURE
- SINGLE FAMILY DETACHED RESIDENTIAL
- FARMSTEAD
- MHP MANUFACTURED HOME PARK
- SINGLE FAMILY ATTACHED RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC / SEMI PUBLIC
- PARKS & RECREATION

SOURCE: URDC FIELD SURVEY JULY 1995.  
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## Elizabethtown Area Regional Comprehensive Plan

LANCASTER COUNTY, PENNSYLVANIA

COMMUNITY PLANNING CONSULTANT  
**URDC** URBAN RESEARCH & DEVELOPMENT CORPORATION  
 Bethlehem, Pennsylvania

NOVEMBER 1995

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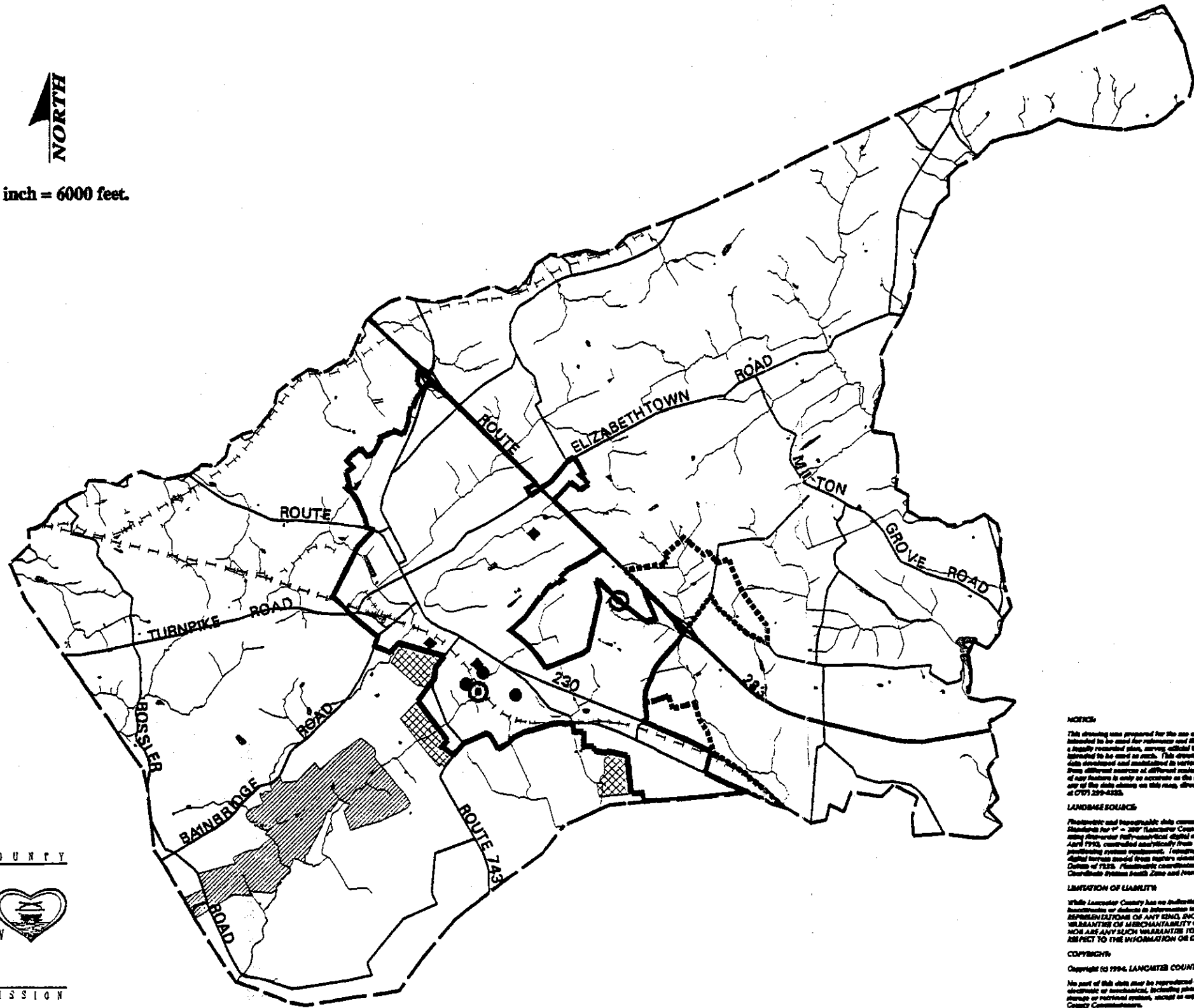
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





# Elizabethtown Future Land Use Map




1 inch = 6000 feet.



-  Agriculture Holding
-  Rural Holding
-  Rivers, Lakes, & Ponds
-  Municipal Boundaries
-  Draft Urban Growth Boundaries
-  Mt. Joy Township Phase 1 Boundary Change
-  Roads
-  Streams
-  Railroads
-  Generalized Area For New Park
-  Encourage Traditional Patterns in New Development
-  Example of Site Suitable to Receive Density Transfer (Up to an Absolute Maximum of 10 Homes per Acre)

LANCASTER COUNTY  
GEOGRAPHIC INFORMATION SYSTEM  
PLANNING COMMISSION



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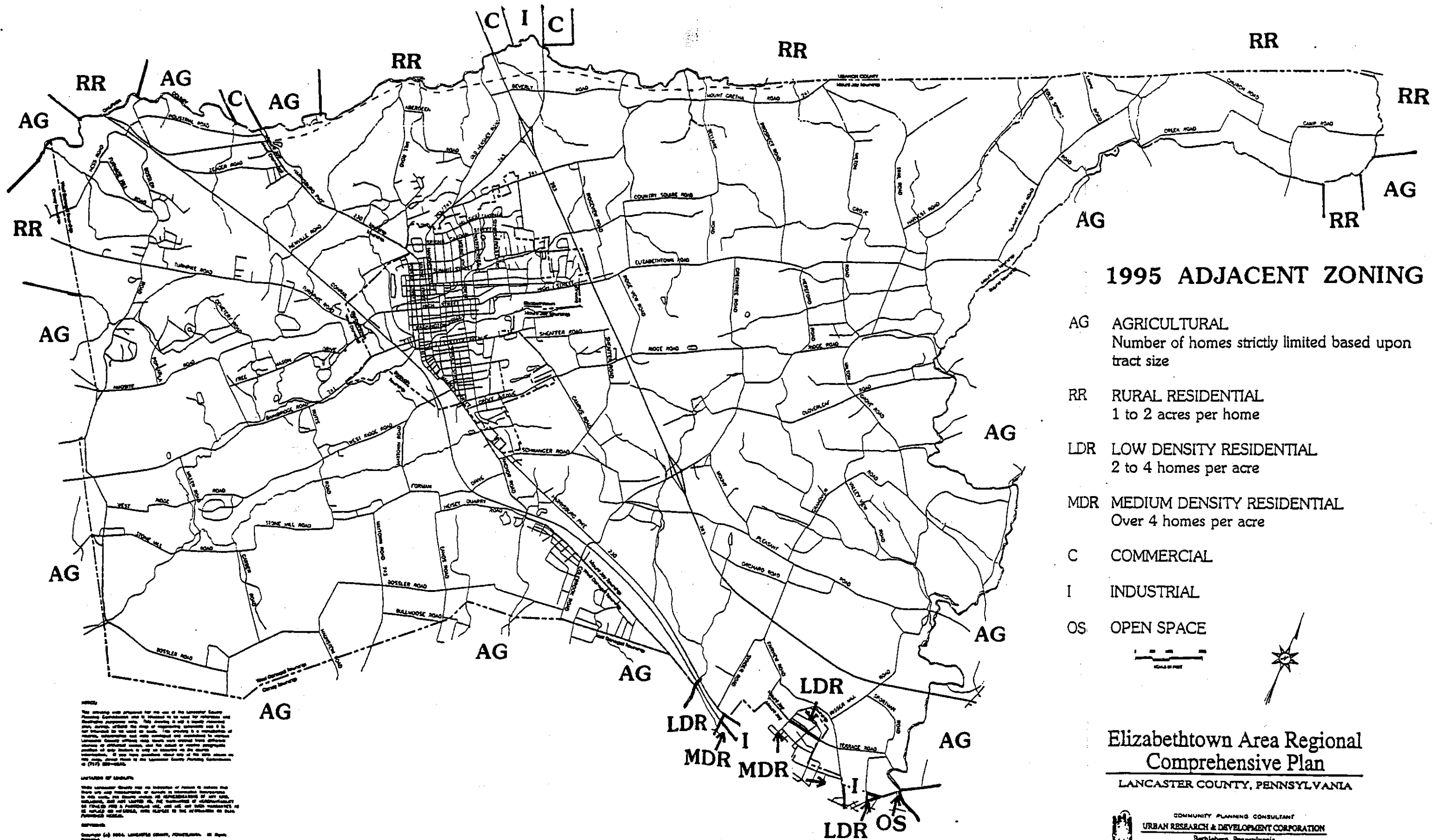
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**DATE**  
September 1995

Zoning information Provided by Lancaster County Planning Commission and individual municipalities.  
Base Map Derived from Lancaster County Planning Commission GIS data.

**Elizabethtown Area Regional  
Comprehensive Plan**  
LANCASTER COUNTY, PENNSYLVANIA

COMMUNITY PLANNING CONSULTANT  
**URBAN RESEARCH & DEVELOPMENT CORPORATION**  
Berthlesem, Pennsylvania

SEPTEMBER 1995

This Appendix includes the following sections:

- A. Population and Housing of the Region
- B. Existing Land Uses in the Region
- C. The History and Historic Resources of the Region
- D. Summary of the Results of the Citizen Survey

The results of the natural features, transportation, and community facilities have been incorporated into the main body of the text of this plan.

## A. POPULATION AND HOUSING OF THE REGION

*Local population and housing trends illustrate how an area's residents and housing stock are changing over time. Unless otherwise stated, all data is from the U.S. Census.*

### POPULATION

The following five tables summarize how the Elizabethtown region is adding new residents at a faster rate than Lancaster County overall. This information also highlights how the region's age, income and educational characteristics have changed since 1980.

#### TOTAL POPULATION 1970 - 1995

YEAR	ELIZABETHTOWN REGION			LANCASTER COUNTY		
	Persons	Number Change	Percent Change	Persons	Number Change	Percent Change
1970	16,019	-	-	320,079	-	-
1980	18,223	2,204	13.8	362,346	42,267	13.2
1990	21,784	3,561	19.5	422,822	60,476	16.7
1995 (estimate)	24,548	2,764	12.7	447,643	24,821	5.9

SOURCE: U.S. Census, Donegal Area School District, Elizabethtown Region School District, Lancaster County Planning Commission, URDC

- The Elizabethtown region added new residents at approximately the same rate as Lancaster County during the 1970's but grew faster than the county during the 1980's and the first five years of the 1990's.
- The Elizabethtown region's estimated 1995 population is 24,548, an increase of 12.7% since 1990. Lancaster County's population grew by an estimated 5.9% during the same five-year period.

- The Elizabethtown region's growth rate during the 1980's (19.5%) was higher than the region's growth rate during the 1970's (13.8%). The Elizabethtown region's percent increase in population between 1990 and 2000 will be 25.4% if the region continues to grow at its 1990 to 1995 rate.

**TOTAL POPULATION BY MUNICIPALITY  
1970 - 1995**

YEAR	ELIZABETHTOWN BOROUGH			MOUNT JOY TOWNSHIP			WEST DONEGAL TOWNSHIP		
	Person s	Number Change	Percen t Chang e	Person s	Number Change	Percen t Chang e	Person s	Number Change	Percent change
1970	8,072	-	-	4,228	-	-	3,719	-	-
1980	8,233	161	2.0	5,128	900	21.3	4,862	1,143	30.7
1990	9,952	1,719	17.3	6,227	1,090	21.4	5,614	752	13.4
1995 (estimate)	10,693	741	7.5	7,095	871	14.1	6,760	1,146	20.4

SOURCE: U.S. Census, Donegal Area School District, Elizabethtown Area School District, Lancaster County Planning Commission, URDC

- Elizabethtown Borough's estimated 1995 population of 10,693 is still the largest of the three municipalities. Note: The U.S. Census counts Elizabethtown College students as Elizabethtown Borough residents.
- Mount Joy Township was the Elizabethtown region's fastest growing municipality in the 1980's. However, West Donegal Township added new residents at a higher rate than either Elizabethtown Borough or Mount Joy Township between 1990 and 1995.
- West Donegal's growth rate is accelerating. The Township's population increased by 20.4% during the first half of the 1990's, compared to a 13.4% increase during the entire 1980's.
- Elizabethtown also grew in the first half of the 1990's, though at a slightly slower rate than the Borough experienced during the 1980's.

**PERSONS BY AGE GROUP  
1980 - 1990**

AGE	ELIZABETHTOWN REGION			LANCASTER COUNTY		
	1990 Total	Percent of 1990 Total	Percent Change 1980-90	1990 Total	Percent of 1990 Total	Percent Change 1980-90
0 - 4	1,505	6.9	25.2	65,201	15.4	28.9
5 - 19	4,813	22.1	5.5	60,434	14.3	2.3
20 - 39	7,265	33.4	25.2	134,734	31.9	24.0
40 - 64	5,127	23.5	23.5	106,984	25.3	19.1
65+	3,074	14.1	22.8	55,469	13.1	31.0
Total	21,784	100	19.5	422,822	100	16.7

SOURCE: U. S. Census

- The Elizabethtown region and Lancaster County have similar age profiles because they are both experiencing similar growth patterns. The exception is the local 5-19 years old age group which is larger than normal in the Elizabethtown region due to the Elizabethtown College.
- 20-39 year olds are the largest age group in both the Elizabethtown region and in Lancaster County. Young children (0-4 years old) and young adults (20-39 years old) increased rapidly in both the Elizabethtown region and Lancaster County which is a typical trend in strongly growing regions.
- Persons 65 years and over were the fastest growing age group countywide between 1980 and 1990. They increased by 31% in Lancaster County compared to 23% in the Elizabethtown region.

**PERSONS BY AGE GROUP  
1980 - 1990**

AGE	ELIZABETHTOWN BOROUGH			MOUNT JOY TOWNSHIP			WEST DONEGAL TOWNSHIP		
	1990 Total	Percent of 1990 Total	Percent Change 1980-90	1990 Total	Percent of 1990 Total	Percent Change 1980-90	1990 Total	Percent of 1990 Total	Percent Change 1980-90
0 - 4	611	6.1	40.0	505	8.1	25.6	389	6.9	9.9
5 - 19	2,246	22.6	11.3	1,396	22.4	-2.2	1,171	20.9	4.6
20 - 39	3,606	36.2	34.5	2,069	33.2	19.5	1,590	28.4	14.5
40 - 64	2,126	21.4	7.8	1,647	26.5	38.6	1,354	24.2	36.9
65+	1,363	13.7	22.4	610	9.8	60.9	1,101	19.6	9.0
Total	9,952	100	20.9	6,227	100	21.4	5,605	100	15.3

Source: U.S. Census

- Every age group within the three municipalities increased in population between 1980 and 1990 except for the 5-19 years old age group in Mount Joy Township which decreased in size by 2% over the past decade.
- Elizabethtown Borough had the largest concentration of children and young adults (ages 5-39) representing nearly 60% of the population. Mount Joy Township had the largest concentration of young children (ages 0-4) and older adults (ages 40-64).
- While Mount Joy Township experienced a large increase of persons over 65 years old by 6% between 1980 and 1990, West Donegal Township had the highest concentration of elderly persons representing 20% of the population in 1990. This can be attributed to the large number of elderly residents that exist within the Masonic Homes development in West Donegal Township.

**INCOME AND EDUCATION  
1980 - 1990**

AREA	MEDIAN ANNUAL HOUSEHOLD INCOME		PERCENT OF PERSONS IN POVERTY	PERCENT OF HIGH SCHOOL GRADUATES		PERCENT OF COLLEGE GRADUATES	
	1979	1989		1989	1980	1990	1980
Elizabethtown Borough	\$17,764	\$31,120	6.8	70.4	79.7	18.6	21.5
Mount Joy Township	20,256	38,231	3.3	65.3	79.3	15.6	16.0
West Donegal Township	21,762	42,014	3.3	64.2	72.4	13.7	14.0
Lancaster County	17,933	33,255	8.0	59.6	70.5	13.0	16.7

SOURCE: U. S. Census

- West Donegal Township had the highest median annual household income among the three municipalities in both 1979 and 1989.
- Both Mount Joy Township and West Donegal Township had median annual household incomes that exceeded that of Lancaster County in both 1979 and 1989. Elizabethtown Borough's median was lower than the county average in both 1979 and 1989, probably because of Elizabethtown College students.
- The Lancaster County poverty rate is consistently higher than the poverty rate in the Elizabethtown region in part because the countywide figures include the City of Lancaster's many low-income residents.
- Elizabethtown Borough had a higher percent of both high school and college graduates in 1990 than either the county or the Mount Joy and Donegal Townships. High school and college graduation rates increased between 1980 and 1990 throughout Lancaster County, including the Elizabethtown region.

## HOUSING

New homes, especially owner-occupied single-family homes, are growing faster than commercial and industrial development in the Elizabethtown region. These and other characteristics related to housing in the Elizabethtown region and Lancaster County are illustrated in the four tables below:

### TOTAL HOUSING UNITS AND AVERAGE HOUSEHOLD SIZE 1980 - 1990

	TOTAL HOUSING UNITS*				AVERAGE HOUSEHOLD SIZE	
	1980	1990	Number Change	Percent Change	1980	1990
Elizabethtown Borough	3,040	3,785	745	24.5	2.50	2.38
Mount Joy Township	1,640	2,213	573	34.9	3.00	2.85
West Donegal Township	1,332	1,631	299	22.4	3.17	2.99
Elizabethtown Region Total	6,012	7,629	1,617	26.9	3.14	2.65
Lancaster County	129,046	156,462	27,416	21.2	2.83	2.71

SOURCE: U. S. Census

\* Excludes the Elizabethtown College dormitories and the Masonic Homes

- The Elizabethtown region's housing stock grew by 27% between 1980 and 1990 compared with Lancaster County's total housing increase of 21% for the same time period.
- Elizabethtown Borough added more homes than either Mount Joy Township or West Donegal Township between 1980 and 1990. Elizabethtown Borough gained an average of 75 new homes per year during the 1980's, compared with 57 new homes per year in Mount Joy Township and 30 new homes per year in West Donegal Township.
- However, Mount Joy Township had the highest percent increase in new homes during the 1980's 35%, compared to 25% for Elizabethtown Borough and 22% for West Donegal Township.
- Reflecting a national trend, households are becoming smaller in both the Elizabethtown region and Lancaster County. Later marriages, more divorces, fewer children, and more elderly families have contributed to this trend in the U.S. throughout the 1970's and the 1980's.
- The typical Elizabethtown region household had 2.65 persons in 1990. This was slightly lower than the county average of 2.71 persons per household.
- Average household size in 1990 was higher in West Donegal Township (2.99) and Mount Joy Township (2.85) than in Elizabethtown Borough (2.38). Townships, particularly rural ones, usually have a larger average household size than densely settled areas, which tend to have more multi-family housing.

### HOUSING TYPES - 1990

TYPE	ELIZABETHTOWN BOROUGH		MOUNT JOY TOWNSHIP		WEST DONEGAL TOWNSHIP		LANCASTER COUNTY	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single-Family Detached	1,739	45.9	1,608	72.7	1,331	81.6	86,438	55.2
Single Family Attached	646	17.1	89	4.0	102	6.2	27,492	17.6
2 - 4 Unit Structure	659	17.4	169	7.6	83	5.1	16,195	10.4
5+ Unit Structure	684	18.1	78	3.5	31	1.9	15,791	10.1
Manufactured Home & Others	57	1.5	269	12.2	84	5.2	10,546	6.7
<b>Total</b>	<b>3,785</b>	<b>100.0</b>	<b>2,213</b>	<b>100.0</b>	<b>1,631</b>	<b>100.0</b>	<b>156,462</b>	<b>100.0</b>

SOURCE: U. S. Census

- Single-family, detached homes dominate the housing stock in both West Donegal Township, where they comprised 82% of all homes, and Mount Joy Township, where they accounted for 73% of total homes.
- A broader range of housing exists in Elizabethtown Borough. Single-family, detached homes comprise only 46% of the housing stock and other housing types are far more prevalent.
- Countywide, single-family, detached homes account for 55% of all housing units. However, the county's figures are heavily influenced by the City of Lancaster's many attached homes and apartments.

### HOUSING UNITS AND OWNERSHIP - 1980-1990

	TOTAL UNITS		PERCENT OWNER-OCCUPIED		PERCENT RENTER-OCCUPIED		PERCENT VACANT	
	1980	1990	1980	1990	1980	1990	1980	1990
Elizabethtown Borough	3,040	3,785	57.4	55.6	39.4	41.4	3.2	2.9
Mount Joy Township	1,640	2,213	76.0	78.6	21.3	19.4	2.7	2.0
West Donegal Township	1,332	1,631	75.3	79.2	20.9	18.5	3.8	2.3
Lancaster County	129,046	156,462	65.9	67.0	30.1	29.5	4.0	3.5

SOURCE: U. S. Census



- Owner-occupied homes (as opposed to renter-occupied homes) comprise 79% of all homes in West Donegal Township and 79% in Mount Joy Township. The more urbanized area of Elizabethtown Borough contains only 56% owner-occupied housing. Homeownership is usually more prevalent in townships than in boroughs, which tend to have a higher proportion of multi-family units.
- Two-thirds of Lancaster County's total housing units are owner-occupied compared to 30.1% renter-occupied.
- Vacant housing units account for 3.5% of all housing units in Lancaster County, which is more than in Elizabethtown Borough (2.9%), West Donegal Township (2.3%) or Mount Joy Township (2.0%).

## B. EXISTING LAND USES OF THE REGION

*Land use is the principal concern of comprehensive planning. Land use in the Elizabethtown region is a product of the area's location, highway access, economic development, and natural features, among other factors. The existing land use patterns are illustrated on the Existing Land Use map in the Land Use and Housing section of this document. Elizabethtown is a compact borough with a historic downtown surrounded by mixed uses and residential neighborhoods of various ages. Mount Joy and West Donegal are rural townships dominated by farms, woods, and single-family, detached homes. The two townships also feature some business development and limited attached housing. Though Elizabethtown Borough is still a center of commerce in the Elizabethtown region, today Mount Joy and West Donegal Townships are the focus of the region's development pressure.*

### RESIDENTIAL USES

Residential uses account for most developed land in the Elizabethtown region, particularly in Mount Joy and West Donegal Townships. The vast majority of these residences are single-family, detached homes. The pattern of single-family detached homes in the two townships takes two basic forms. Older homes and farmhouses that front on established thoroughfares and old country roads are found throughout both Mount Joy and West Donegal Townships. This older strip development pattern has been complemented in recent years by planned, residential subdivisions, which is the development form now encompassing most of the region's single-family, residential growth. Local examples include Hill Crest Farms in West Donegal Township and Foxbury in Mount Joy Township, among several others. The small number of townhouses and apartment units that exist in Mount Joy and West Donegal Townships are found primarily in those portions of the two townships located closest to Elizabethtown Borough.

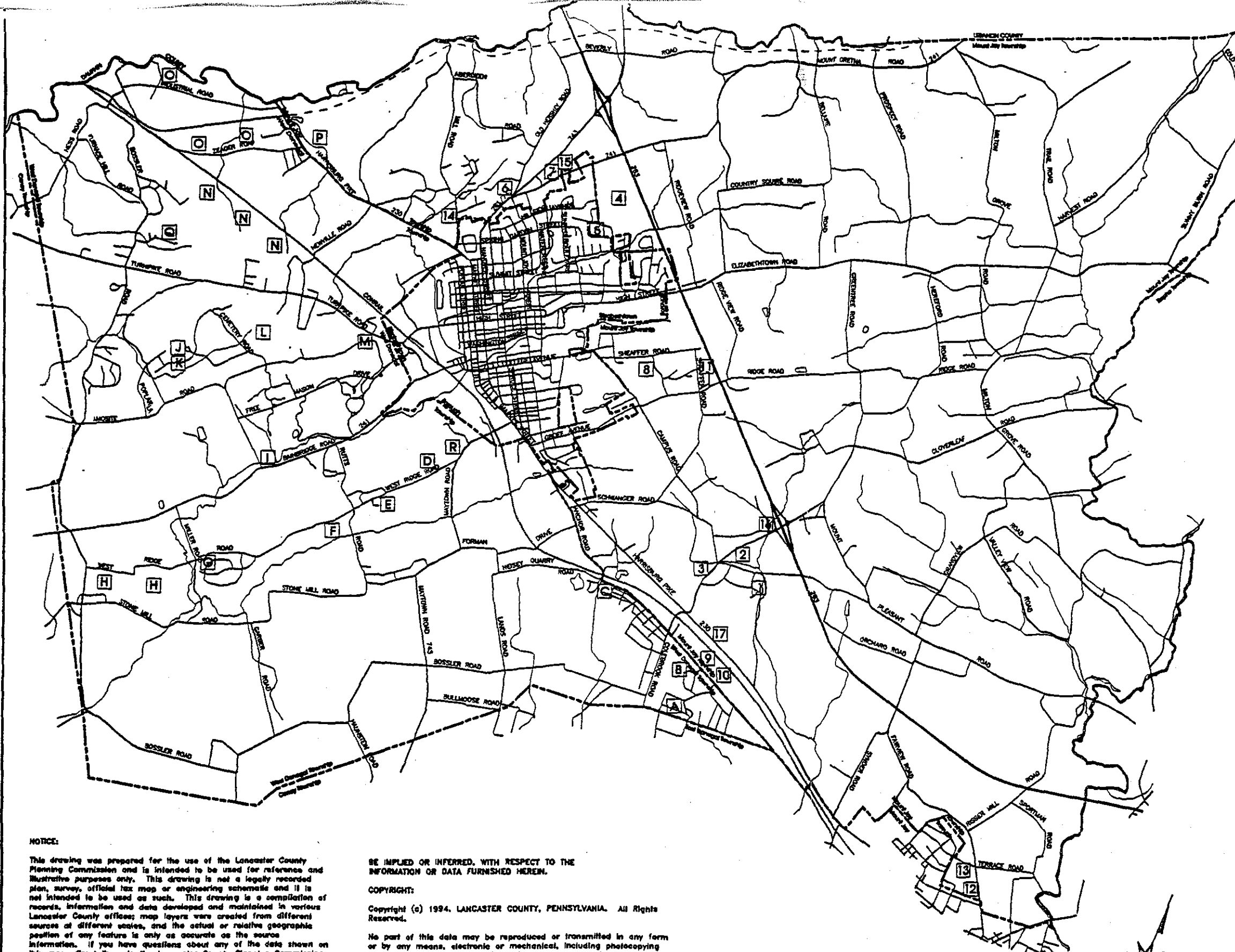
Elizabethtown's housing stock is more diversified than the housing found in Mount Joy and West Donegal Townships. While single-family, detached homes account for more than any other housing type in the borough. Elizabethtown has many duplexes, townhouses, and apartments, especially in and around the downtown business district.

Manufactured homes exist in each of the three municipalities in the Elizabethtown region. Although individual manufactured homes are scattered in various parts of the townships, most such units are found within the Rhen, Eshelmans, Spot, Lakeview, Green Meadows, Tobius, and Magic Chef Mobile Home Parks.

### PROPOSED RESIDENTIAL DEVELOPMENT

Most proposed housing development in the Elizabethtown region is located in Mount Joy Township and West Donegal Township. As of August 1995, the Mount Joy Township Planning Commission was reviewing 15 proposed major residential subdivisions totaling over 1,200 units. West Donegal was reviewing 13 major residential subdivision proposals encompassing approximately 1,170 units. These residential development proposals feature a variety of housing types, including single-family, detached homes, semi-detached, duplexes, townhouses, and apartments. Refer to the Proposed Developments Map for the location of these residential subdivisions.

# DRAFT PROPOSED DEVELOPMENTS



MOUNT JOY TOWNSHIP		
1	CLOVERLEAF STATION	90 SFD's
2	E & S EXCAVATING/FARMERHOOK	17 SFD's & 78 TOWNHOUSES
3	WESTBROOKE	101 SFD's
4	NORTHBROOKE	136 SFD's 30 DUPLEX & 28 TOWNHOUSES
5	BROOK RIDGE/MORRIS	9 SFD's
6	ROCKWOOD	282 TOWNHOUSES
7	ROCKSTONE MANOR	57 TOWNHOUSES
8	SHYBROOK MEADOWS	17 SFD's & 28 CONDO's
9	ASPEN ESTATES	112 APARTMENTS
10	BRADFELD	130 TOWNHOUSES
11	MJT ASSOCIATES	40 TOWNHOUSES
12	DEERFIELD PHASE II	60 TOWNHOUSES
13	JANICE GANTZ/GRANDVIEW ASSOCIATES	TO BE DETERMINED
14	KINGS MILL	18 SFD's
15	OLYVELER/ROUTE 743	45 TOWNHOUSES
16	ELIZABETHTOWN MOTEL	HOTEL/MOTEL
17	WAL MARI	RETAIL
WEST DONEGAL TOWNSHIP		
18	DONEGAL MEADOWS	55 SFD's
19	ASPEN ESTATES	20 SFD's
20	COPE'S FOOD PRODUCTS EXPANSION	AGR. INDUSTRY
21	FORMER ELIZABETHTOWN LANDFILL SITE	GOLF COURSE
22	VICTORIA'S POND	10 SFD's FIRST PHASE, 43 SFD's FUTURE
23	WEST RIDGE ESTATES	87 OR 110 SFD's
24	HILLCREST EXTENSION	19 SFD's
25	HILLSHIRE	90 SFD's
26	ELIZABETHTOWN WASTEWATER PLANT	EXPANSION
27	TIMBER VILLA	5 SFD's
28	TIMBER VILLA RETIREMENT	54 THING, 208 UNIT CONSTANT CARE
29	MASONIC HOMES	108 COTTAGES
30	MASONIC HOMES	CONVERSION OF BUILDINGS INTO SENIOR RENTALS
31	ERB AND MILLER	300 SFD's
32	CONEWAGO INDUSTRIAL PARK	100,000 SF COPE'S 110,000 SF WAUGER'S EXPANSION 900,000 SF TYSON EXPANSION 250,000 SF CONEWAGO ASSOCIATION 110,000 SF BRISTOL/NEW MEYERS
33	MHP EXPANSION	80 MH's
34	MAPLE GLEN	67 SFD's
35	WEST DONEGAL TOWNSHIP	NEW TOWNSHIP BUILDING

NOTE: THE ABOVE NUMBERS REPRESENT THE NUMBER OF UNITS AS OF JULY 1994. SOME OF THE ABOVE PROPOSALS ARE ONLY AT SKETCH PLAN STAGE AND MAY NOT ADVANCE FURTHER. OTHER PROPOSALS AWAIT ADDITIONAL ZONING CAPACITY.

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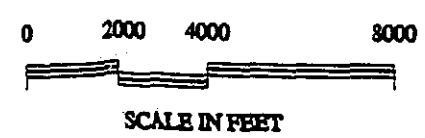
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**SOURCE:** MOUNT JOY TOWNSHIP & WEST DONEGAL TOWNSHIP  
**BASE INFORMATION WAS DERIVED FROM THE LANCASTER COUNTY PLANNING COMMISSION'S GIS DATA.**



## Elizabethtown Area Regional Comprehensive Plan LANCASTER COUNTY, PENNSYLVANIA

COMMUNITY PLANNING CONSULTANT  
**URBAN RESEARCH & DEVELOPMENT CORPORATION**  
Bethlehem, Pennsylvania

SEPTEMBER 1995

## COMMERCIAL USES

Commercial land uses include retail, service, and office establishments. Commercial uses benefit a community by providing jobs and municipal tax revenues, in addition to consumer goods and services. Business uses are particularly beneficial to a school district because they provide substantial tax revenue without directly generating additional school expenses. Areas set aside for commerce must be accessible and convenient to patrons without creating traffic problems and other conflicts with nearby neighborhoods.

Elizabethtown's central business district is located on both sides of Market Street (Route 230) and traverses through most of the length of the borough. Market Street contains a wide variety of business establishments including a variety of retail stores, banks, barber shops, restaurants, convenience stores, laundromats, offices, and several other types of commercial operations.

Strip commercial development has been proliferating along Route 230 in recent years, especially southeast of Elizabethtown Borough. Shopping centers, service stations, auto dealers, a garden center, a bank, and restaurants are among the highway-oriented uses that have appeared in this area. Commercial uses along portions of Route 230 and Route 741 north of Elizabethtown Borough comprise a second, smaller-area commercial strip in the Elizabethtown region.

## INDUSTRIAL USES

Industrial uses include manufacturing, warehousing, distribution, and quarry operations. There are several industrial operations scattered throughout the Elizabethtown region. However, the 550-acre Conewago Industrial Park in the northwestern corner of West Donegal Township along Route 230 is the Elizabethtown region's only planned industrial park. Approximately 200 acres within the park are now developed and there is significant new square footage now under construction or in the proposal stage. The following ten companies are now operating in the park: Pioneer Brand Products, Fleetwood Manufactured Home Builders, Walker Sales and Distribution, Lasko Bathware, TSE Brakes, Maurice Sporting Goods, AAF International, Angleboard Protective Packaging Systems, Tyson Foods, and MTA.

Other major industrial firms in the region include the following: M&M Mars (located north of High Street in the western part of the Borough), AMP (located east of the K-Mart Shopping Center), and the following businesses in the Rheems area: Eastern Agricultural Services, Rheems Quarry, Cope Food Products, and Carter Lumber Supplies. Several industrial uses are located near the Cloverleaf Road interchange of Route 283. The Milton Grove tire processing facility is located along Quarry Road in Mount Joy Township.

## **PUBLIC/SEMI-PUBLIC USES**

The Masonic Homes complex is the single largest public/semi-public use in the Elizabethtown region and encompasses over 1,400 acres in central West Donegal Township and a portion of Elizabethtown Borough. While much of the land is currently undeveloped and used for farmland, significant portions are used for the organization's senior housing, conferences, health care, and other facilities. The Pennsylvania Department of Corrections training facility in Mount Joy Township and the Elizabethtown College, which encompasses the southeastern portion of Elizabethtown Borough, are the region's other large public/semipublic uses. Other public/semi-public uses as well as parks and recreation areas are described in the Community Facilities and Services section of this plan.

## **AGRICULTURAL AND NATURAL AREAS**

Privately held property in the Elizabethtown region includes wooded areas, steep slopes, farmland, and private properties. While most of Elizabethtown Borough is developed, the vast majority of the two townships is within the Agricultural and natural areas. Much land in the northern and north-western portion of the Elizabethtown region consists of wooded areas, wetlands, and steep slopes. The Natural Features section of this plan describes these lands. The majority of the land in the region is farmed, particularly in the southern and eastern portions of the region.

## C. THE HISTORY AND HISTORIC RESOURCES OF THE REGION

*The Elizabethtown region has a rich and colorful heritage. Older buildings provide windows through which residents can view the lifestyle and the culture of days gone by. These historic resources represent the heritage of the region and add to its image and character. It is important to fully recognize and to retain these properties where possible.*

### AN OVERVIEW OF THE HISTORY OF THE REGION

The following historic account of the Elizabethtown region is excerpted from the 1993 Regional Park and Recreation Plan. The region was originally settled by Scotch-Irish near the mouth of Chickies Creek in 1716. By 1722, the study area, as well as East Donegal Township, became a political subdivision named Donegal Township after Donegal County in Ireland. In 1745, the German immigrants reached the region and within a short time had established themselves as the majority, national group in what is now Mount Joy Township. In 1759, the township of Mount Joy was separated from the Donegal region and organized as a municipality. In 1838, Donegal Township was again portioned into West and East Donegal Townships. Four years later, Conoy Township was separated from West Donegal Township accounting for the present outer boundaries of the study area. On April 13, 1827, Elizabethtown became the third incorporated borough in the county.

In 1730, a Scotch-Irish hostelry known as the Bear Tavern was built at the intersection of Conoy Creek and an Indian trail used by pioneers traveling west from Philadelphia. This trail marked the route that would become the Paxtang-Conestoga Road and later the Lancaster-Harrisburg Turnpike. In 1757, the Black Horse Tavern was opened evidently to serve the pioneers of German ancestry. These two establishments became the nucleus for the settlement that is the present day Elizabethtown Borough. The first lots were laid out around 1750 by Barnabas Hughes who named the settlement after his wife Elizabeth.

After the Revolutionary War, a third inn, the General Washington Hotel, was opened and became the center of activity in the borough. It was one of three stage stops between Philadelphia and Pittsburgh and a popular stop for teamsters moving freight over the Falmouth-Elizabethtown Turnpike which was built in 1810. The falls in the Susquehanna at Falmouth necessitated a break in the movement of freight on the river, and consequently, freight was transferred to wagons and moved overland on the Falmouth-Elizabethtown Turnpike. The opening of the Erie Canal in 1825 caused a decrease in overland travel along the Lancaster, Elizabethtown, and Middletown Turnpike and the opening of canals around the falls at Falmouth around 1830 caused a decrease in freight traffic along the Falmouth-Elizabethtown Turnpike.

The decrease in activity caused by the opening of the canals was offset when construction began on the railroad between Elizabethtown and Mount Joy in 1829. Rail service provided transportation for a number of small industries which were located in Elizabethtown during the first half of the 19th Century. These early, industrial plants produced a wide variety of products. They included grain mills, a tannery, the manufacturing of farm implements, and even an attempt at silk production. The borough, however, continued to be largely a trade center for the surrounding rural population.

A number of services for the population of the region had their beginnings in the 1800's. In 1836, the Friendship Fire Company was begun in Elizabethtown. In 1843, the free school law was excepted by the residents of the region and one room schools were begun in the borough and the townships. Newspapers, the major news media of the time, came to the region in the 1800's. The present Elizabethtown paper, The Chronicle, was first printed in 1869. In the same year the first bank was established in the borough.

Many residents of the area fought with the Union Army during the Civil War. The late 1800s brought additional industrialization to the region.

In 1894, an electric light and power system was established to serve the borough and was followed the next year by a water system. The provision of these services provided impetus for the growth in industrial activity, as well as the founding of Elizabethtown College in 1900 and the construction of the first building of the Masonic Homes in 1904. The Masonic Homes is located in West Donegal Township adjacent to the borough.

By 1924, the combined needs of the Masonic Homes and Elizabethtown Borough allowed the installation of sanitary sewers to serve the area. The State Hospital for Crippled Children was established in 1929 northwest of the borough in Mount Joy Township. Another facility, which provided employment for large numbers of the residents in the study region, was the Olmsted Air Force Base at Middletown, Pennsylvania. The base was established in 1917, and peak employment occurred during World War II and the Korean War when the number of civilian employees exceeded 10,000. In 1964, approximately 640 base employees lived in the Elizabethtown area. Another major base that was converted to civilian use was the Marietta Transportation Depot.

## EXISTING HISTORIC RESOURCES

Much of the history of the Elizabethtown region is preserved today in the architecture of its buildings and in other developed spaces. The following is a listing of over 60 historic places, based upon research by the Historic Preservation Trust of Lancaster County, as compiled in the 1993 Elizabethtown Region Parks Plan. This listing includes both sites on the National Register of Historic Places and other locally important properties.

### ELIZABETHTOWN BOROUGH

1. Lehman's News Stand, 23 Center Square; c. 1810-1830; two and one-half story, three-bay Federal-style brick house.
2. St. Peter's Roman Catholic Church, Cherry Alley, behind Post Office; 1799; two-story, three-bay stone church.
3. 41 East High Street; mid to late 1800's; two-story, three-bay frame house.
4. Christ Lutheran Church, 125 East High Street; 1886; three-story, three-bay Perpendicular Gothic-style brick church.
5. Jacob Redsecker House, 101-103 West High Street; post-1829; two-story, three-bay Federal-style brick house.
6. Sheetz Tavern (Black Bear Inn), 45 North Market Street; c. 1840's; two-story, six-bay brick tavern.
7. Black Bear Tavern (Farmer's Mutual Insurance Company), 56 North Market Street; 1745/remodeled 1915; two-story, three-bay stone tavern (offices).

8. 10 South Market Street; early 1800's building/c. 1870-1895 storefront; two and one-half story, four-bay frame house (store).
9. 18-20 South Market Street; c. 1785-1815; two and one-half story, four-bay Georgian-style stone house (store).
10. Peach Alley Schoolhouse, Peach and Rose Alleys; 1870; one and one-half story, three-bay brick firehouse.
11. Poplar Street School, 0-99 Block of South Poplar Street; 1928-1929; two-story brick Colonial Revival school (vacant).
12. Kreider Shoe Manufacturing Company (Peach Alley Court), 155 South Poplar Street; 1905; four-story, twenty-one bay brick factory (apartments); listed on the National Register.
13. Elizabethtown College; located at the eastern edge of the borough; founded by the Church of the Brethren in 1899.
14. Masonic Homes, West Bainbridge Street; largest, richest collection of Perpendicular Gothic Revival structures in Pennsylvania.

#### MOUNT JOY TOWNSHIP

1. Snyder's Mill, Camp Road at Little Chickies Creek; c. 1800-1820; one and one-half story, four-bay stone mill.
2. Nauman Farmstead, Campus Road, north of Schwanger Road; early 1800's; two and one-half story, three-bay stone farmstead.
3. Private lane off Cloverleaf Road, south of Mount Pleasant Road; early 1880's; stone end bank barn.
4. Kinsey Farmstead, Colebrook Road, north of Sunny Burn Road; pre-1798; two and one-half story, three-bay house.
5. Greiner House, Colebrook Road, north of Sunny Burn Road; pre-1798; two and one-half story, three-bay house.
6. Herr's Mill, Elizabethtown Road, at Little Chickies Creek; c. 1800; two and one-half story, two-bay stone/frame mill (storage).
7. Wolgemuth Farmstead, Grandview Road, south of Valley View Road; c. 1750-1800; two and one-half story, four-bay stone house.
8. Milton Grove and Cloverleaf Roads; c. 1818-1849; two and one-half story, eight-bay frame house.
9. Risser House, Milton Grove Road, south of Elizabethtown Road; 1811; two and one-half story, eleven-bay stone house.
10. Hopkin's Meckley's Covered Bridge, Mount Joy Road at Little Chickies Creek; 1849; listed on the National Register.
11. Meckley House, Mount Pleasant Road, west of Riser Mill Road; c. 1840-1860; two and one-half story, five-bay brick bank house.
12. Oberholtzer Road, north of Country Squire Road; late 1700's; two and one-half story, eight-bay frame/brick Germanic-style house.
13. Risser's Mill, Risser Mill Road, at Little Chickies Creek; c. 1816; three and one-half story, four-bay deep limestone mill (storage).
14. Abraham Nissley Farmstead, Schwanger and Cloverleaf Roads; early 1800's; two and one-half story, four-bay stone farmhouse.
15. Martin Nissley House, Schwanger Road, east of Ridge Run Road; c. 1762; two and one-half story, six-bay stone Germanic-style farmhouse.



16. Shaeffer and Spring Roads; c. 1732; two and one-half story, three-bay/stone farmhouse.
17. Hunsecker House, Shaeffer and Spring Roads; c. 1732; two and one-half story, three-bay stone farmhouse.
18. Snyder Road, south of Fairview Road, c. 1800-1820; two and one-half story, five-bay stone farmhouse.
19. Trail Road, north of Harvest Road; late 1700's; two and one-half story, four-bay stone bank house.

#### WEST DONEGAL TOWNSHIP

1. Anchor Inn, 220 Anchor Road, Elizabethtown; early 1800's; two and one-half story, eight-bay tavern (house).
2. Bainbridge Road, north side, east of Bossler Road; c. 1820; three-story, four-bay stone bank house.
3. Jacob G. Olweiler House, Bainbridge Road, northeast corner at Shrine Road; c. 1800-1820; two and one-half story, three-bay stone Georgian house.
4. Abraham G. Heisey House, Bainbridge Road, south side, east of Bossler Road; c. 1840-1860; two and one-half story, six-bay brick farmhouse.
5. Masonic Homes of Elizabethtown, Bainbridge Road, west side, north of Amosite Road; 1913-1925; largest and richest complex of structures of the Second or Perpendicular Gothic Revival-style in Pennsylvania.
6. Martin Nissley House, Bainbridge Road, west side, between Shrine Drive and Masonic Road; c. 1820-1840; three-story, seven-bay brick Federal house.
7. West Bainbridge Street, north side, west of Masonic Drive, Elizabethtown; c. 1750-1785; two and one-half story, two-bay stone Germanic house.
8. 406 West Bainbridge Street, Elizabethtown; c. 1890; two and one-half story, three-bay brick Queen Anne house.
9. Bossler's Mennonite Church, Bossler and Garber Roads; 1881; one and one-half story, three-bay frame meeting house-type church.
10. Bossler Road, north of Haunstein Road; early 1800's; two and one-half story, five-bay limestone farmstead.
11. Bossler Road, north of Oak Road; c. 1890-1900; two and one-half story, five-bay brick farmstead.
12. Bossler Road, south of the Conoy Creek; pre-1815; two and one-half story, five-bay brick bank house.
13. Cedar Hill School, Bossler Road, south of Furnace Hill Road; 1862; one-story, three-bay brick school.
14. Bossler Road, south side, east of Stacktown Road; c. 1860; two and one-half story frame tobacco barn.
15. Garber Road, north side, west of Bossler Road; c. 1864; two and one-half story frame barn.
16. (Walnut Tree Farm), East Harrisburg Avenue, north side, east of Nolt Road; mid 1700's; two and one-half story, seven-bay stone farmhouse.
17. Bard House, 100 block of East Harrisburg Avenue, Rheems; 1901; two and one-half story, four-bay brick house.
18. 134-136 East Harrisburg Avenue, Rheems; c. 1900-1910; two and one-half story, four-bay brick house.

19. Landis Road, south of Bossler Road; 1819; two and one-half story, seven-bay stone Federal house.
20. 1898 West Market Street, Elizabethtown; late 1700's; two-story, three-bay stone house.
21. Nissley's or Horst Mill, Stone Mill Road, west of Miller Road; 1813; three-story, three-bay stone mill.
22. Stone Mill Road, west of Miller Road, early 1800's; one-story, two-bay stone building (vacant).
23. Stone Mill Road, west of Rutts Road; pre-1810; two and one-half story, five-bay stone house.
24. Turnpike Road, south side, east of Newville Road; 043-1875; two and one-half story, three-bay stone farmhouse.
25. Turnpike Road and Garille Lane; c. 1820-1850; two and one-half story, four-bay brick bank house.
26. Newville Tavern, Turnpike and Newville Roads; 1732; two and one-half story, five-bay brownstone tavern (house).
27. West Ridge Road, west of Miller Road; c. 1730-1780; one and one-half story, two-bay log Germanic house (vacant).
28. Conewago Manor/Mount Vernon Furnace Mansion, Zeager Road, south of the Conewago Creek; c. 1811; two and one-half story, three-bay stone Federal ironmaster's house.

## D. SUMMARY OF THE PUBLIC SURVEY RESULTS

Residents of the region and others completed 188 questionnaires in mid-1995 to assist in the development of the new Elizabethtown Region Strategic Comprehensive Plan. The following is a summary of their responses.

### *Question 1 - How long have you been a resident of the Elizabethtown area?*

Relative newcomers responded to the survey in greater numbers than anyone else. People who have been Elizabethtown area residents less than ten years made up the largest group of survey respondents at 37.6%; 10-19 year residents, 20-29 year residents, and 30-39 year residents accounted for approximately 15% each. No other group accounted for even 10% of all respondents.

0-9 years	37.6%	40-49 years	7.3%
10-19 years	15.7%	50-59 years	3.9%
20-29 years	16.3%	60-69 years	3.4%
30-39 years	14.6%	70-79 years	1.1%

### *Question 2 - How would you prefer to see the Elizabethtown area grow over the next 10 to 20 years?*

Slow growth is the most popular development scenario among survey respondents. Over one half of those who replied to this question prefer slow growth, compared to 30% who cite moderate growth as their preferred course. Those favoring no growth accounted for 12%. People who prefer rapid growth for the region comprised only 4% of all replies.

Rapid growth	3.7%	Slow growth	54.3%
Moderate growth	30.3%	No growth	11.7%

### *Question 3 - Number the following (1 through 5) to indicate which land uses you would like to see encouraged in the future; (1) like most and (5) like least.*

Agriculture is the most popular form of land use according to those who replied to this question. 82 people gave the highest ranking of "1" to agriculture. Recreation was a distant second with 38 highest rating votes. Residential, Light Industrial, Commercial, and Heavy Industrial follow in order of preference as the land use respondents would most like to see encouraged in the Elizabethtown region. Heavy industry received the highest number of votes for the land use that survey respondents would least like to see encouraged.

	<u>5</u>	<u>4</u>	<u>3</u>	<u>2</u>	<u>1</u>
Agricultural	11	11	29	25	82
Recreation	26	22	23	39	38
Residential	25	22	39	35	22
Light Industrial	32	35	46	19	13
Commercial	30	36	36	17	8
Heavy Industrial	57	8	8	7	4

*Question 4 - How important is it to conserve farmland in Mount Joy Township and West Donegal Township?*

Most people surveyed feel strongly about the need to preserve agriculture in the Elizabethtown region. Almost three quarters of all respondents classify agricultural preservation as very important. While 22% believe it is somewhat important, only 6.9% feel it is not that important.

Very important	71.3%	Not that important	6.9%
Somewhat important	21.8%		

*Question 5 - Which would you prefer to see in Mount Joy Township and West Donegal Township?*

The largest group among the respondents prefers neighborhood parks over community parks, both types of parks or a community park. 42.6% of the people who answered this question favor neighborhood parks, compared to 18.0% who prefer community parks. 22.4% would like to see both types of parks. 16.9% do not believe the area needs either type of park.

One new centrally located community park	18.0%
Two or more smaller neighborhood parks	42.6%
Both	22.4%
Neither	16.9%

*Question 6 - How do you view the accessibility of parking in and around the Elizabethtown business district?*

Most respondents agree that parking in downtown Elizabethtown is a problem but they are divided over the seriousness of the problem. Thirty-nine percent believe there is a significant problem with accessible parking compared to 38% who describe it as somewhat of a problem. Twenty-three percent do not feel parking in the Elizabethtown business district is a problem at all.

Not a problem	23.4%
Somewhat of a problem	38.8%
A significant problem	37.8%

*Question 7 - How do you view peak hour congestion in and around the Elizabethtown business district?*

A strong majority of respondents have a problem with peak hour congestion in downtown Elizabethtown. While nearly two thirds of the people who replied to this question view it as a significant problem, 30% believe peak hour congestion is somewhat of a problem. Approximately 5% see no problem with peak hour congestion.

Not a problem	5.4%
Somewhat of a problem	29.6%
A significant problem	65.0%

### OPEN-ENDED RESPONSES

*Question 8 - What do you like **MOST** and **LEAST** about living in the Elizabethtown area?*

The typical features that persons liked most about living in the region included the following: the relative quietness, the relative safety, the small-town atmosphere, the quality of schools, the rural character, the open spaces, the good highway access to other areas, the friendliness of residents, the local parks, the downtown, the amount of community spirit, a "great place to raise a family," and the overall "quality of life."

The typical features that persons liked least about living in the region included the following: the growth that is too rapid and too sprawled, the amount of existing or proposed government regulation, the flies and odors from intense livestock operations, the limited opportunities for shopping and activities, especially for teenagers, the amount of traffic, especially in the downtown, the overcrowding and other problems with the school system, the tax rates, the limited public park facilities, the lack of extensive public water service, the phone service, and the disappearance of farmland.

Many other open-ended responses typically involved one of two viewpoints listed below:

- 1) there is a need to carefully control and to direct growth to protect farmland and other desirable features of the region, and to avoid higher taxes, or
- 2) there is a need to make sure that the regulations on development do not harm existing property owners.

Also, many persons wrote about the need for a public pool, additional public parks, and other recreation activities. In addition, several other persons wrote about the need for closer cooperation between the municipal governments. In addition, several persons wrote about the need to attract additional employers to the area, especially those that would pay a wage sufficient to support a family.