



MOUNT JOY TOWNSHIP PARK, RECREATION AND OPEN SPACE PLAN

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**Plan Adopted – July 17, 2023
Resolution No. 09-2023**

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SECTION ONE

PURPOSE OF THE PLAN

It is with great excitement that the Mount Joy Township Parks and Recreation Board presents the following Park, Recreation and Open Space Plan to our community. This plan will provide a framework for information and analysis of land resources entrusted to Mount Joy Township regarding future development and recreational use. We hope to do our best to serve this community by providing a variety of recreational facilities that we all can participate in and greatly enjoy.

USING THE PLAN

Utilizing this Plan is the major reason for its existence. Every person involved with the provision of park and open space facilities and services in Mount Joy Township should read this document at least once and preferably more often. Members of the Park and Recreation Board, Planning Commission, Board of Supervisors, and Township Staff will want to keep their copies within reach for regular referral to the sections on mandatory dedication, recommendations and implementation strategies. When more complete information is available from other Township documents, the appropriate plan or map is referenced and only summary information is provided herein.

COMMUNITY DESCRIPTION

Geography:

Mount Joy Township is located on the western boundary of Lancaster County, adjacent to Dauphin and Lebanon Counties. It abuts three sides of the Borough of Elizabethtown and shares a common boundary with nearly half of the Borough of Mount Joy. Route 283 bisects the Township, and it is south of this limited access highway that the majority of the pressure for residential development is being felt. Other boundaries of the Township are the Little Chiques Creek and Route 230. The size of the Township is approximately 27.8 square miles, 75 percent of which is located north of Route 283. This area is also the most rural within the Elizabethtown region.

Historical & Cultural Preservation:

Mount Joy Township, part of a large, original Donegal Township, was organized in 1759. The pioneer settlers were Scotch-Irish who arrived around 1735, followed by large groups of Germans. Many of these descendants continue to occupy the patented land of their immigrant ancestors. Many of these families were moving west by the last quarter of the eighteenth century, and German or Swiss names predominated thereafter. Mount Joy Township is blessed with many examples of eighteenth and nineteenth century architecture which are primarily Germanic style of bridges, mills, houses, and barns that are intact in varying degrees of their original design and construction.

The Park and Recreation Board recommends the inclusion of the Lancaster County Historic Preservation list of Mount Joy Township historic structures. The benefits of an inventory are as follows.

1. The Lancaster Historic Preservation Trust created a photo file of its historic structures from the aforementioned list, thus preserving its architectural history in a very cost-efficient manner without any impact on individual property owners.

The comprehensive historic inventory was incorporated in the zoning ordinance based upon the stated community objectives found in the 2010 Regional Strategic Comprehensive Plan. The Mount Joy Township Zoning Ordinance of 2012, Chapter 135, was updated in 2016 with §135-309 which allows for a demolition review by the Zoning Hearing Board. It is a process at

the end of which a permit can be approved after determining if a property lacks significance or the condition of a building warrants no further exploration of options. A demolition review process provides the Township with numerous opportunities: to photograph a property prior to demolition, require an archeological excavation prior to disturbance of the site, extraction of historical artifacts from the property for preservation or for a buyer to surface who wishes to preserve the historical significance of the site.

See Appendix A for the Lancaster Heritage Association Inventory of Historic Properties.

Demographics:

* The ACS 2021 5-year Census Data was used for population and was the basis for all data within this document.

- Mount Joy Township, Lancaster County, PA has a population of 10,672 across 27.8 square miles with a population density of 383.4 people per square mile according to the ACS 2021 5-year .
- The median age is 37.2 years of age with 63% of the population between the ages of 18-64. The largest growth was between the ages of 50-59. This group will be of retirement age in the next 10 years. The population is predominately white at 87%.
- The per capita income is \$38,466 which is 6% higher than Lancaster County and about the same as Pennsylvania. The median household income is \$87,394 which is 20% higher than overall Lancaster County and 1.3 times higher than Pennsylvania. The poverty level is 4.7 below the poverty line and ½ of the rate for Lancaster County as well as 40% of the rate for the State.
- The population travels 22.5 minutes to get to work with the majority (85%) driving alone. This is just less than Lancaster County's average (23.3 minutes) and about 80% of the figure for the state which is 26.9 minutes.
- There are 4,024 households in the Township with 2.7 persons on average per household. They are 100 % occupied with 80% of the households being married couples. Of the households in the Township, 76% are owner occupied. Of the types of residential dwellings, 78% of them are single-family units, this increased by 30% from 2015-2016. The median value of owner-occupied housing units is \$243,200.00 which is slightly higher than Lancaster County.
- As for geographic mobility, 11.1% of the people moved since the previous year.
- High school graduates or higher accounted for 92.6% of the population. This

includes bachelor's degrees and higher which are 39.3%. This percentage is higher than both the County and State.

- The population of foreign-born residents is 4.7% with 38% of that number being Asian and 32% being Latin American.
- Only 3% of the population has Veteran Status. This ½ of the ratio for the County (6.3%) and 40% of the ratio for Pennsylvania.

SECTION TWO

INVENTORY OF PROPERTIES

Private Non-Profit / Private / Public Areas:

There are sixteen areas within the Township, as identified by the Regional Comprehensive Plan, that fall into the park, recreation, or open space categories.

Name of Facility	Acreage	Ownership
LANCASTER CO. CONSERVANCY / PUBLIC GROUNDS		
A. Conewago Creek Floodplain		
B. Bellaire Woods Nature Preserve	53	Lancaster Co. Conservancy
C. Donegal Highlands Preserve - Beverly Rd/Mount Gretna Rd	112	Lancaster Co. Conservancy
D. Donegal Highlands Preserve - Cassel Rd/Conewago Trail	107	Lancaster Co. Conservancy
Total Private/Non-Profit Areas	272.00 acres	
PRIVATE AREAS		
E. Elizabethtown Beagle Club	73.5	Private
F. Milton Grove Sportsmen's Club	80.8	Private
G. Mount Joy Sportsmen's Association	24.5	Private
H. Tree Top Golf Course	88.3	Private
I. United Zion Camp Grove	54.8	Private
J. Lutheran Camping Assoc. (Whittle)	83.1	Private
K Elizabethtown Lutheran Church (Cassell)	26.3	Private
Total Private Areas	431.3 acres	
PUBLIC AREAS		
L. Conewago Recreation Trail	52	Lancaster County
M. Wolgemuth Park	10.07	Mount Joy Township
N. Cove Outlook Park	28.56	Mount Joy Township
O. Old Trolley Line Park	46.81	Mount Joy Township
P. Mount Joy Township Municipal Complex	9	Mount Joy Township
Total Public Areas	138.44 acres	

See the map in Appendix B for the approximate locations of these sites.

While these facilities are presently open space, their use could change in the future unless the Township is able to get the owners to accept a deed restriction. Such restrictions would limit the type and amount of development that could occur on the sites.

* Mount Joy Township entered into an agreement in 2005 with the Lancaster County Career and Technology Center to lease this property for 25 years at the cost of \$1.00 per year.

Natural Areas:

The Nature Conservancy, through its Pennsylvania Science Office and several other state and county agencies, conducted a joint effort Natural Areas Inventory for Lancaster County that was completed in April 1990 and updated in 2008. This document provides municipalities with an approach to environmentally sensitive land use planning that facilitates preservation of natural areas of varying degrees of significance through location and classification of each area.

No areas were identified in Mount Joy Township as having potential for county-wide parks or natural areas. However, the Park and Recreation Board feel there are several areas, located within the Township, as having local significance; Bellaire Woods, Donegal Highlands Preserve and Conewago Creek Floodplain.

- **CONEWAGO CREEK FLOODPLAIN** – Conewago Recreation Trail near the point where it enters Lebanon County. It is a small area of floodplain forest and pastureland with a variety of herb species. The site has been adversely affected by grazing that has allowed multiflora roses to invade. The Natural Areas Inventory projects that, with some management, this area could become an attractive rest stop for trail users.
- **BELLAIRE WOODS NATURE PRESERVE** – 797 Prospect Road. The 53 acres was acquired in 2006 with funding from the PA Department of Conservation and Natural Resources and the Natural Lands Preservation Fund of Lancaster County. A well-worn cobble path strewn with emerging trout lilies in early spring leads directly into the woods from the parking lot. Once in the woods, the trail splits, creating a figure 8 loop with a bog bridge made from sills of the invasive ailanthus tree. Bellaire Woods is largely defined by its numerous springs and branching stream.
- **DONEGAL HIGHLANDS PRESERVE** – 456 Beverly Road. The property, 112 acres in size, was acquired from and partially donated by the Elizabethtown Area Park Authority in 2009. A trail was cut in soon after the purchase of the property; it has since become overgrown as it was not maintained. There would be a significant cost to establish a walking trail and to have it maintained. The Lancaster County Conservancy is still very interested in developing a trail and working in collaboration with Mount Joy Township. Access trails through Old Trolley Line Park will allow visitors to connect to the Lancaster County Conewago Recreation Trail.
- **DONEGAL HIGHLANDS PRESERVE** – Located between Cassell Road and the Lancaster County Conewago Recreation Trail, 107 acres in size was purchased in 2022 by the Lancaster County Conservancy.

JUSTIFICATION OF PROPOSED FACILITIES

Parks and Open Space planning strives to meet the minimum park standards put forth by the National Recreation and Park Association.

Loss of open space through uncontrolled growth, heightened awareness of the fragility of the environment, recognition of the value of personal enrichment, and the magnified need to find balance in one's life have moved the provision of the park, recreation and open space facilities and services into the area of required municipal services. Studies have found that a municipality's park and recreation offerings are a significant reason that people have for moving into an area. One's job, the school system and/or park and recreation opportunities often top new residents' priority list for locating in a specific community.

The planning process involves looking at the Mount Joy Township park and open space facilities and services with a critically objective eye. The ultimate goal of this process is to provide the Township with a Plan that will serve as a guide for the park and recreation function to follow in its growth of fulfilling its mission to the residents.

Recommendations and implementation strategies will be combined to help assure that the park and recreation goals effectively meet the needs of the residents. Mount Joy Township is experiencing constant growth pressure and, as more residents move into the area, the demands on all Township services will increase. This plan represents the commitment of Mount Joy Township to properly address a very important portion of its responsibility to its citizens.

Based on the 2021 census, there are approximately 10,672 residents in Mount Joy Township. This is an increase of 799 residents since the 2010 census. In their latest update, the National Recreation and Park Association recommends 10 acres per 1000 residents for community parks like the Township's three existing facilities. This means we should provide approximately 107 acres for our current population. However, our existing developed park acreage is 63.6. This leaves a 43.4-acre shortfall according to this widely accepted metric.

With approximately 1,488 dwelling units already in the Township development planning stages, recreational needs will continue to grow over the next 10 years. It is possible that all of these units will be constructed in this time frame, making the full 100% buildout scenario prudent for the purposes of updating the goals and objectives of the Park, Recreation and Open Space Plan. Applying the current household density of 2.65 (10,672 residents/4,024 dwellings), we arrive at an estimated population increase of 3,943 residents from new development.

When it comes to accommodating the future growth, the requirement for residential developers to dedicate and/or contribute fees for the development of more parkland is highly important. The full 10-year buildout projection creates a need for an additional 82.8 acres of parkland. Therefore, the Subdivision and Land Development Ordinance (SALDO) requirements is to indicate 0.054 acres per unit is still valid.

This data underscores the need for a fourth park to be located in the current high-density area of the Township which is where the new developments are planned.

GOALS AND OBJECTIVES

Goal 1. To actively pursue and protect 25+ acres for a fourth community park.

- Objectives:
- [A] Locate undeveloped land located in the high density housing area that currently exists and is targeted for an additional 1,488 dwelling units.
 - [B] Request the Township Manager to contact landowners in the targeted growth areas; for the purpose of informing land owners of the need for increased parkland based upon projected population growth.
 - [C] Update Official Map to include potential properties for development of future community parks.
 - [D] Prudent acquisition by using the mandatory recreation dedication provisions that are found in the Subdivision and Land Development Ordinance (SALDO) to obtain land. In addition to utilizing local, state (DCNR), federal and other agency funding towards acquisition of land.

Goal 2. To develop a master site plan for the final phases of Old Trolley Line Park and complete the phases in the next 5-10 years.

- Objectives:
- [A] Incorporate resident's input from the most recent survey completed in 2023 regarding planning the final phases for Old Trolley Line Park.
 - [B] Incorporate input from other recreation provider agencies in the region, such as Greater Elizabethtown Area Recreation and Community Services (GEARS), Elizabethtown Area School District, Donegal School District, Elizabethtown Borough and Mount Joy Borough.
 - [C] Contract with a Landscape Architect to develop an updated Master Site Plan and then relevant boards will review and begin the approval process.
 - [D] Apply for relevant grants to secure matching funds to begin the development plans for the park.

Goal 3 To provide for the preservation of areas and structures of historic, cultural, or environmental significance.

- Objectives:
- [A] By maintaining and updating an inventory of areas of historic, cultural, and/or environmental significance.
 - [B] Continue to revise the Zoning Ordinance which allows for a demolition review process and municipal purchase of structures of significance through the most expedient and economical methods available.
 - [C] By enlisting the aid of local, state, federal, and other agencies concerned with any aspect of the above, such as The Nature Conservancy, Historic Preservation Trust of Lancaster County and other local and state historic, environmental and/or cultural societies.
 - [D] By incorporating components of the Greenscapes: the Green Infrastructure Element developed by the Lancaster County Planning Commission and adopted by the Lancaster County Board of Commissioners in 2009.

Goal 4. To provide for a diversified system of parks and recreation facilities, which contains opportunities for varied active and passive leisure pursuits.

- Objectives:
- [A] By acquiring a variety of recreation areas, and facilities, when possible, using the mandatory recreation dedication provisions; specifically in areas with the highest population and areas with projected growth within the next 5-10 years.
 - [B] By supplementing the previous objective with prudent acquisition of lands suitable for active and passive recreational development, including historic, scenic, stream valleys and water-based areas, steep slopes, wooded and meadow areas in addition to gently rolling and level sites.
 - [C] By developing master plans for each site, which consider the recreation facility needs and desires of all segments of the population and ensure that development is environmentally compatible with the surrounding areas.

Goal 5. To provide for the development of a trail system, which connects other major facilities and contains its own areas of interest and activity.

- Objectives:
- [A] By working with new developments to provide continued access to the Township trail system.
 - [B] By utilizing rights-of-way, through agreements with the property owners, at least to provide connectors between

facilities and major roadways, if not as part of an overall trails system.

[C] By outright purchase or easement purchase through critical parcels necessary for completion of segments of the trail.

[D] By requiring trail construction in new development by following the Subdivision and Land Development Ordinance and the Township Official Map.

Goal 6. To respond to the input of residents in the design of specific park and open space areas and facilities.

Objectives: [A] By encouraging the residents' attendance and input at Supervisor, Planning Commission and Park and Recreation Board meetings.

[B] By buffering park and open space areas from incompatible land uses.

[C] By executing surveys of those who utilize the parks to determine priorities for further park expansion.

Goal 7. To develop a framework of recreation/conservation policies and actions that can be used by local officials, developers, and landowners.

Objectives: [A] By coordinating recreation/conservation planning with the other land use planning policies.

[B] By developing lines of communication with other boards and staff members involved with the recreation decision-making process.

[C] By communicating with other recreation-provider agencies in the region, such as the Greater Elizabethtown Area Recreation and Community Services (GEARS), the Elizabethtown School District, Elizabethtown Borough, Mount Joy Borough and the Donegal School District.

Goal 8. To provide recreation programs that meet the needs of all residents.

Objectives: [A] By encouraging cooperative programming efforts through active communication with the Greater Elizabethtown Area Recreation Commission and Community Services (GEARS) and various youth athletic associations.

[B] By reducing duplication through the maintenance of

a current inventory of programming available from all providers, whether public, quasi-public, or private.

[C] By allowing reasonable accommodation in accordance with current ADA regulations.

SECTION THREE

MANDATORY DEDICATION OF LAND

Philosophy

The concept of a municipality requiring developers to dedicate land or pay a fee-in-lieu of land, for park and open space purposes has long been established in Pennsylvania. Developers are required to dedicate street rights-of-way and other portions of their properties to municipalities, so it follows that such a requirement may be a logical extension of this practice. However, with the enactment of revisions to the PA Municipalities Planning Code in 1989, the concept and practice became legal for the first time. While the practice is now legitimate, there are various restrictions on what and how much municipalities may require of developers. It is therefore with an eye toward maintaining compliance with both the letter and intent of the PA Municipalities Planning Code that the following items were included in the Subdivision & Land Development Ordinance enacted April 17, 2017 (Ordinance No. 312-2017)

Subdivision & Land Development Ordinance – Chapter 119

Chapter 119, §119-61 – Mandatory Recreation Dedication

- A. Legislative intent. All residential subdivisions or land development plans submitted after the effective date of this chapter shall provide for suitable and adequate recreation in order to:
- (1) Ensure adequate recreational areas and facilities to serve the future residents of the Township.
 - (2) Maintain compliance with recreation, park and open space standards, as developed by the National Recreation and Park Association.
 - (3) Reduce increasing usage pressure on existing recreational areas and facilities.
 - (4) Comply with the Comprehensive Park and Open Space Plan for Mount Joy Township with regard to size and distribution of recreation areas.
 - (5) Allow for acquisition and development of additional recreation areas as outlined by the Comprehensive Park and Open Space Plan.
 - (6) Ensure that all present and future residents have the opportunity to engage in many

and varied leisure pursuits.

- (7) Reduce the possibility of the Township becoming overburdened with the development and maintenance of many very small, randomly planned and widely separated recreation areas.
 - (8) Protect sensitive areas and facilities of significant historical, cultural, aesthetics or environmental value.
 - (9) Provide for the opportunity of combining small plots of dedicated land from several subdivisions into larger, more usable tracts.
- B. Exempted subdivisions. The provisions of this section shall apply only to residential subdivisions or land developments. The following residential subdivisions or land developments are exempted from the requirements of this section:
- (1) Any residential subdivision or land development plan for which a preliminary plan has been submitted prior to the effective date of this section.
 - (2) Any residential subdivision or land development plan that will total no more than four dwelling units or lots.
- C. Land requirements for proposed recreation areas. The amount of land required to be provided for recreational purposes for residential subdivisions or land development plans not exempted from the provisions of this section shall be as follows:
- (1) The minimum lot area which shall be dedicated shall be 0.054 acre per lot or dwelling unit.
 - (2) Such land set aside shall be suitable to serve the purpose of active and/or passive recreation by reason of its size, shape, location and topography and shall be subject to the approval of the Planning Commission. The Planning Commission shall request comments from the Park and Recreation Board and the Board of Supervisors.
 - (3) In no event will the amount of land to be dedicated for recreation be less than the minimum lot size for the zoning district in which the subdivision is located.
 - (4) The developer may request that the Township not require the dedication of land, and any such request shall be accompanied by an offer to pay a fee in lieu of dedication of the land, computed in accordance with the regulations under Subsection **H**, an offer to construct recreation facilities and/or an offer to privately reserve land for park or recreation purposes.
- D. Criteria for proposed recreation areas. Whether publicly dedicated or privately reserved, proposed recreation areas shall:
- (1) Be easily and safely accessible from all areas of the development to be served, have good ingress, and egress and have direct access to a public roadway. However, no public vehicular roadways shall traverse the recreation area.

- (2) Be contiguous and regular in shape.
 - (3) Have suitable topography and soil conditions for use and development as a recreation area.
 - (4) Have a minimum of 75% of the required area with a maximum slope of 7%.
 - (5) Have a maximum of 25% of the required area be within floodplain or wetland areas, as defined by the United States Department of Housing and Urban Development Flood Insurance Rate Map, the United States Army Corps of Engineers, the Township Engineer and/or the DEP.
 - (6) Be easily accessible to all essential utilities contained within the subdivision such as public water, power, and sewer. However, no utility easements or rights-of-way shall traverse the recreation area. Stormwater management structures and facilities shall not be included within any recreational or open space area.
 - (7) Not contain any materials which would be termed "hazardous wastes" under applicable state and federal statutes, not contain any petroleum products and not contain any underground storage tanks or locations from which underground storage tanks were removed.
 - (8) Be suitable for development as a particular type of park, as categorized by the National Recreation and Park Association's National Park, Recreation and Open Space Standards and Guidelines, 1983, and updates.
 - (9) When the developer agrees, be designed and developed according to the standards cited in Subsection **D(8)** above, and Appendix No. 19 of this chapter.
 - (10) Be compatible with the objectives, guidelines and recommendations as set forth in the Township Comprehensive Park and Open Space Plan and updates.
- E. Dedication of recreation to the Township. All recreation and open space land required by this section shall be irrevocably dedicated to the Township unless the Township shall waive such required dedication. The recording of a subdivision or land development plan upon which recreation and open space land is indicated shall constitute an offer of dedication to the Township. The Board of Supervisors, in its sole discretion, has the power to accept dedication of such land. The developer shall present evidence of clear title to the recreation and open space land and a deed of dedication which shall be in a form acceptable to the Township Solicitor. The developer shall reimburse the Township for all costs associated with the acceptance of dedication.
- (1) The developer may request that the Township waive the requirement to dedicate land set forth herein. Any request for such a waiver shall include whether the developer proposes to privately reserve such recreation and open space land or proposes payment of a fee in lieu of land dedication or proposes to dedicate a portion of the required recreation and open space land and in lieu of the remaining portion make improvements to the dedicated land in accordance with Appendix No. 19 of this chapter.

- (2) All approved recreation areas shall be completed and dedicated or reserved before fifty-percent occupancy has been reached in any applicable subdivision. The Township may avail itself of all remedies provided by the Municipalities Planning Code, including but not limited to the withholding of permits, to ensure compliance with this provision.
- F. Private reservation of land. The developer may request a waiver from the mandatory dedication requirement imposed by this section to permit the recreation and open space land to be privately reserved. A written agreement between the developer and the Township, which specifies the developer's obligations, must be executed prior to or concurrent with final approval. Such agreement must be in a form and have specific content that is acceptable to the Township Solicitor.
- (1) The agreement shall stipulate whether the developer, a homeowners' association or a condominium unit owners' association shall be responsible for construction and maintenance of the designated recreation facilities; whether such private facilities will be available to nonresidents of the development; and how the private reservation may be revoked under a set of future circumstances.
- (2) If such lands and facilities are to become common elements of a homeowners' or unit owners' association of any type, then such association's organizational bylaws must conform to the Pennsylvania Uniform Condominium Act, 68 Pa.C.S.A. § 3101 et seq. Such documentation shall be recorded, shall provide that the land cannot be further developed for other than recreation purposes and shall give the Township the rights to maintain the land as set forth in Article **VII** of the Municipalities Planning Code dealing with the maintenance of common open space maintenance in planned residential developments.
- (3) The deed of conveyance of such recreation areas shall contain a restrictive covenant limiting such land and improvements to the common use of the property owners within the development for the purposes initially approved by the Township. Said deed shall also contain a restriction that said lands and improvements may not be sold or disposed of by the association, except to another organization formed to own and maintain said recreation areas, without first offering to dedicate the land and improvements to the Township. Such covenants shall be in a form acceptable to the Township Solicitor.
- (4) If acceptable to the Township, the recreation land may be transferred to a not-for-profit corporation established for the conservation or preservation of land or for providing recreational facilities. The documents relating to the transfer of the land shall be in a form acceptable to the Township Solicitor, shall be recorded and shall provide that the land is permanently restricted from further development. Arrangements acceptable to the Township shall be made for the maintenance of the recreation land.
- G. Recreation facility development. Developers required to dedicate land for recreation shall also be requested to develop the recreation areas according to the National Park, Recreation and Open Space Standards and Guidelines published by the National Recreation and Park Association in 1983 and any succeeding updates or revisions.

- (1) Specific facilities to be constructed shall conform to the previously referenced specifications (Appendix No. 19) based upon the size and service area of the recreation area being dedicated.
- (2) In cases where the opportunity exists to combine dedicated recreation area with another recreation area, either presently existing or planned, any developers who have agreed to construct facilities shall be required to escrow funds that will pay for later construction of facilities on a combined recreation area according to the subdivisions' percentage contribution to the ultimate combined recreation area. The Township will then develop the combined recreation area with the escrowed funds when all portions thereof have been deeded over to the Township.
- (3) The actual size, number, placement and other specifications of recreation facilities to be developed shall be recommended by the Park and Recreation Board to the Planning Commission and Board of Supervisors after negotiations with the developer(s).
- (4) Final subdivision and/or development plans shall indicate the location and specifications of all recreation facilities to be constructed and metes, bounds and acreage of the recreation area(s). An engineer's estimate of the cost of development of the recreation area(s) shall also be submitted by the developer for improvement guaranty purposes.
- (5) The developer who has agreed to construct facilities shall install, as a minimum, the following recreation facilities, or the equivalent if approved by the Township, on the land which has been set aside for this purpose:

Dwelling Units	Play Areas	BB/VB¹ Courts	Tennis Courts	Ball² Diamonds	Pavilions	Soccer/FB³ Fields
24 or fewer	—	—	—	—	—	—
25 to 49	1	1	—	—	—	—
50 to 99	1	1	—	—	1	—
100 to 199	2	2	1	1	1	—
200 to 299	2	2	2	1	1	1
300 to 399	2	2	2	2	2	1
400 and over	3	2	2	2	2	2

NOTES:

Dwelling Units	Play Areas	BB/VB¹ Courts	Tennis Courts	Ball² Diamonds	Pavilions	Soccer/FB³ Fields
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The mix of facilities shall be determined by the Township.

- 1 Basketball and/or volleyball court.
- 2 Softball and/or baseball diamond.
- 3 Soccer and/or football field.

(6) Designs of recreation areas shall be reviewed by the Park and Recreation Board and shall conform to the specifications outlined in Appendix No. 19, Recreations Facility Standards. This appendix will change along with changes in equipment technology and construction practices and methods.

H. Fee in lieu of dedication. When requested by the applicant, the Township may accept a fee in lieu of dedication. The applicant shall pay the total amount of the fee prior to the recording of the final plan, and the final plan shall not be executed until the fee in lieu of dedication is paid. The Township will hold such funds in accordance with the requirement of the Municipalities Planning Code. If the applicant chooses to record final plans for an approved preliminary plan in phases, the applicant shall pay the fee in lieu of dedication applicable to the number of dwelling units in each phase prior to the release of the final plan for such phase for recording.

(1) The amount of a fee-in-lieu payment shall be the fair market value of the land required to be dedicated under Subsection C above. The developer shall provide the Planning Commission with all information necessary to determine the fair market value of the land, including but not limited to a copy of the agreement of sale or real estate transfer tax affidavit of value if the developer is the equitable owner or has purchased the land within the past two years or an appraisal of the property by an MAI appraiser acceptable to the Township. Fair market value shall be computed by dividing the total price for the tract by the number of acres within the tract and then multiplying that number by the amount of land required to be dedicated.

(2) Any developer who feels aggrieved by the price established by the Township shall have the right to secure a second appraisal of the property by a MAI appraiser acceptable to the Township. The two prices shall be averaged, with the result being the amount being what the developer shall be required to pay.

I. Fee-in-lieu funds disposition. Moneys received from developers shall be placed in a capital reserve fund. Funds may be spent for recreational facility acquisition and/or development in the district from which such funds were generated or may be spent for the acquisition and development of a community park or other centralized recreation facility designed to serve all Township residents.

- (1) Fee-in-lieu funds and accrued interest thereon not used by the Township within three years may be refunded to the payee only upon his or her written request. The date of payment of the fee-in-lieu funds shall be considered to be the date upon which the last fee for a particular development represented by a single preliminary plan has been paid, and the three-year period shall not commence until the entire fee in lieu of dedication for a development has been paid.
- (2) Funds escrowed for facility development on dedicated land are not subject to the three-year limitation on use when additional, adjacent dedicated lands are projected within a reasonable time period.

FEE-IN-LIEU OF LAND DEDICATION OPTIONS:

The amount of the fee-in-lieu of land dedication is determined by one of two options available to the developer. One option is to use the fair market value of land that would have otherwise been required to be dedicated. This is detailed in the Subdivision and Land Development Ordinance, Chapter 119, §119-61.C and §119-61.H. The second option is based on Resolution No. 14-2022 passed by the Township that sets a uniform fee per unit. The fee is adjusted annually based on the Social Security Administration Cost of Living increase. The 2023 fee is \$3,216.00.

SECTION FOUR

MAINTENANCE GOALS & RECOMMENDATIONS

The Township presently budgets monies for routine maintenance of the community parks. Purchases of maintenance equipment in the future should consider park facility maintenance needs in their specification. Fee-in-lieu money received from developers by the Township should be used for the acquisition of additional parkland or the purchase or replacement of recreational equipment.

The staff responsibility for maintaining the facilities at Township Parks will fall into the job descriptions of the public works employees as added duties or shall be sub-contracted out. With growing park maintenance requirements, specific laborers with the public works department will likely specialize and become more individually responsible for the work. Staff additions in public works should eventually require landscape or park experience as a prerequisite to employment. Highway workers and park workers have different orientations and aptitudes which must be recognized in the assignment of work.

5 – 10 YEARS PLANNING:

Adopt maintenance and operation practices that ensure optimal outdoor space and facility quality:

- Implement and follow guidelines as established in the Mount Joy Township Park and Recreation Maintenance Program as amended.
- Update facilities and equipment inventories, determining gaps, analyzing personnel and equipment requirements.
- Allocate limited resources to their best and most efficient use in consideration of all system components.
- Implement programs on a site-by-site basis in consideration of the intensity of facility use.
- Develop policies and practices supporting an environmental ethic.
- Examine cost implications associated with maintenance and operations practices on a system-wide basis.
- Develop unit management plans for unique, environmentally sensitive or complex areas requiring short- and long-term management strategies.
- Develop and implement a range of financial strategies as identified under “Capital Development Recommendations”.
- The township should maintain memberships in the following organizations: Pennsylvania Recreation and Parks Society (PRPS) National Recreation and Park Association (NRPA); SportsTurf Publication; and Keystone Athletic Field Managers Organization (KAFMO).
- The township should strive to seek a contractor certified as a Certified Playground Safety Inspector (CPSI). In the short-term ground staff should be trained to inspect the playground equipment as judiciously as possible and on a weekly basis.

CAPITAL DEVELOPMENT RECOMMENDATIONS

For the Township to finance current projects and position itself for future acquisitions of land, site development, building and maintenance of facilities and equipment and a combination of resources will be required. These resources include acceptance of mandatory dedication of land by developers based upon identified areas of interest on the Township Official Map, fees in lieu of dedication that are collected from the developers according to Township ordinance, encouraging developers to develop lands that they dedicate by balancing dedicated lands and fee-in-lieu payments, or reducing land dedications in exchange for facility development. Each of these strategies will require a collaborative effort between developers, Township staff and Township citizen boards.

Additionally, judicious use of municipal funds, county and state grants, inexpensive rights-of-way agreements, municipal bonds, collaborative efforts with other municipalities and/or organizations and possible additional donations of land by private citizens all can help assist Mount Joy Township in reaching the goals and objectives of the Park and Open Space Plan. Furthermore, these methods will allow the Township to alleviate some of the costs of long-term indebtedness by maintaining a reserve fund on an ongoing basis, while protecting the future recreational needs of the Township as the population grows. The Lancaster County Conservancy properties are examples of open space that is open to the public but not owned by Mount Joy Township.

Continued acquisition and development of parkland and open space remains an option for Mount Joy Township; however, the Township must not proceed under the assumption that it must hold clear title to all open space tracts within its boundaries. Capital Development Recommendations continue to focus on acquisition, development and maintenance of the Township's current parks, i.e., Cove Outlook Park, Wolgemuth Park and Old Trolley Line Park.

FINAL RECOMMENDATIONS:

1. **Mount Joy Township Park, Recreation and Open Space Plan**

Following Lancaster County Planning Department and Mount Joy Township Planning Commissions review of this amended Plan, and assuming there are no substantive changes recommended; *The Board of Supervisors should adopt this amended plan.* By adopting the plan, the Board of Supervisors of Mount Joy Township is endorsing the Goals and Objectives for implementing the recommendations contained herein.

2. **Recreation Planning Districts:**

Current – Section 119-61.J “Three recreation planning districts shall be established in accordance with provisions established in the Comprehensive Park and Recreation Plan. Such recreation planning districts are set forth on the map which is set forth in Appendix No. 20.

Recommended – **The Park and Recreation Board states this statement is no longer relevant and recommends that it be removed from the Subdivision and Land Development Ordinance.**

APPENDIX A – LANCASTER HERITAGE ASSOCIATION INVENTORY

1. SNYDER’S MILL, Camp Road at Little Chickies Creek; c. 1800-1820; one- and one-half story, four bay stone mill (vacant); gable roof with wooden shingles; central dormer; cut stone quoins; eastern bay is a later addition, constructed of frame with a stone foundation; central entrance; flat stone arches over windows; one story rear stone wing; milling ceased in 1920 or 1941; LH # 9. (Address: 1701 Camp Road, Manheim, PA 17545)
(Tax Parcel #460-55014-0-0000) (GPS 40°12’38.90”N, 76°28’33.63”W)
2. NAUMAN FARMSTEAD, Campus Road, north of Schwanger; early 1800’s; two- and one-half story, three bay stone farmstead; gable roof covered with standing seam metal; central entrance with small shed-roofed porch; stone end bank barn east of the house has later additions; several other frame barns and sheds on property; small stone and frame spring house south of house. (Tax Parcel #460-99399-0-0000) (GPS 40°08’44.64”N, 76°34’02.13”W)
3. Private lane off Cloverleaf Road, south of Mount Pleasant Road; early 1800’s; stone end bank barn with frame forebay; gable roof covered with slate; stone quoins; round, polychromatic ventilator in gable end peak; brick house seems to be later than barn, it may occupy the site of an earlier wood or log house. (Address: 1135 Cloverleaf Road, Elizabethtown, PA 17022)
(Tax Parcel #460-51770-0-0000) (GPS 40°08’52.29”N, 76°33’12.78”W)
4. KINSEY FARMSTEAD, Colebrook Road and Creek Road; late 1700’s; two and one half story, six bay frame/log house; gable roof covered with standing seam metal; paired end chimneys’ southern two bays have lower roofline; first floor of northern four bays is exposed log; six over six window sashes with paneled shutters on first floor; intact representative example of a typical Lancaster County farmstead dating from the late 1700’s and early 1800’s. (Address: 3315 Colebrook Road, Manheim, PA 17545)
(Tax Parcel #460-75041-0-0000) (GPS 40°12’28.27”N, 76°30’08.24”W)
5. GREINER HOUSE, Colebrook Road, north of Sunnyburn Road; pre-1798; two and one story three bay house constructed of local red-brown sandstone; cut stone quoins; gable roof; pent eaves on gable end gives the appearance of a pediment; cut keystones and flat arches over the windows; unusual exterior design for Lancaster County; LH # 8. (Address: 3617 N. Colebrook Road, Manheim, PA 17545)
(Tax Parcel #460-16069-0-0000) (GPS 40°12’51.48”N, 76°30’19.04”W)

6. HERR'S MILL, Elizabethtown Road at Little Chickies Creek; c. 1800; two- and one-half story, two bay stone/frame mill (storage); gable roof with standing seam metal; wooden lintels span windows and doors; ground floor is of stone, upper section of frame, possibly mill was originally one story; LH # 7.
(Address: 7557 Elizabethtown Road, Elizabethtown, PA 17022)
(Tax Parcel #460-53581-0-0000) (GPS 40°11'08.29"N, 76°31'100.20"W)
7. WOLGEMUTH FARMSTEAD, Grandview Road, south of Valley View Road; c. 1750-1800; two- and one-half story, four bay stone house; gable roof covered with slate; central stone chimney; wooden cornice; six over six window sashes; plain brick barn represents a typical regional type built in Lancaster County throughout most of the nineteenth century; LH # 12, HPT # 160.
(Address: 1454 Grandview Road, Mount Joy, PA 17552)
(Tax Parcel #461-25559-0-0000) (GPS 40°08'52.51"N, 76°31'41.64"W)
8. Milton Grove and Cloverleaf Roads; c. 1818-1849; two- and one-half story, eight bay frame house; has many alterations; rear wing seems to postdate the front section and it is likely the front section may have been erected in two stages; a portion of the half-timber structure is visible within the front porch; most of the exterior walls are now covered with frame or aluminum siding.
(Address: 2192 Cloverleaf Road, Mount Joy, PA 17552)
(Tax Parcel #461-78637-0-0000) (GPS 40°09'44.54"N, 76°31'55.55"W)
9. RISSER HOUSE: Milton Grove Road, south of Elizabethtown Road; 1811: two and one half story, eleven bay stone house; Peter Risser, a farmer, landowner, and Mennonite Preacher, settled on this site about 1739; the southern section of the house dates 1811; the position of the summer kitchen, at a right angle to the facade of the main house, follows Germanic precedents; the large stone barn on the property is very intact; the polychromatic, round ventilator on the gable end, near the peak, is noteworthy; barn bears a date stone; H # 5.
(Address: 176 Milton Grove Road S., Elizabethtown, PA 17022)
(Tax Parcel #460-85987-0-0000) (GPS 40°10'25.48"N, 76°32'25.19"W)
10. MECKLEY HOUSE, Mount Pleasant Road, west of Risser Mill Road; c. 1840-1860; two- and one-half story, five bay brick bank house; plain wooden lintels span the window and door openings; plain front piazza; gable roof covered with slate; brick end chimneys; frame barn on property is interesting for its considerable length; LH # 13.
(Address: 1527 Rissermill Road, Mount Joy, PA 17552)
(Tax Parcel #461-22381-0-0000) (GPS 40°08'24.86"N, 76°30'28.35"W)

11. Oberholtzer Road, north of Country Squire Road; late 1700's; two- and one-half story, eight bay frame/brick Germanic style house; gable roof covered with standing seam metal; center chimney in western bays; cupola with bell in center of roof; western bays have paired central entrances; original window sashes and shutters; stone end bank barn north of house; LH # 1.
(Address: 504 Oberholtzer Road, Elizabethtown, PA 17022)
(Tax Parcel #460-99012-0-0000) (GPS 40°10'38.32"N, 76°34'54.46"W)

12. RISSER'S MILL, Risser Mill Road at Little Chickies Creek; c. 1816; three- and one-half story, four bay deep limestone mill (storage); gable roof covered with metal; mill built for Abraham Horst; adjacent two story stone house with four bays predates 1815; both mill and house are intact examples of regional architecture; LH # 15.
(Address: 1451 Rissermill Road, Mount Joy, PA 17552)
(Tax Parcel #461-88362-0-0000) (GPS 40°08'19.86"N, 76°30'21.6"W)

13. ABRAHAM NISSLEY FARMSTEAD, Schwanger and Cloverleaf Roads; early 1800's; two- and one-half story, four bay stone farmhouse with two bay frame addition now covered with asphalt siding; stone end barn west of house; both house and barn have been altered somewhat; in the mid 1800's, this was the Abraham Nissley Farm.
(Address: 680 Cloverleaf Road, Elizabethtown, PA 17022)
(Tax Parcel #461-90455-0-0000) (GPS 40°08'18.77"N, 76°33'37.91"W)

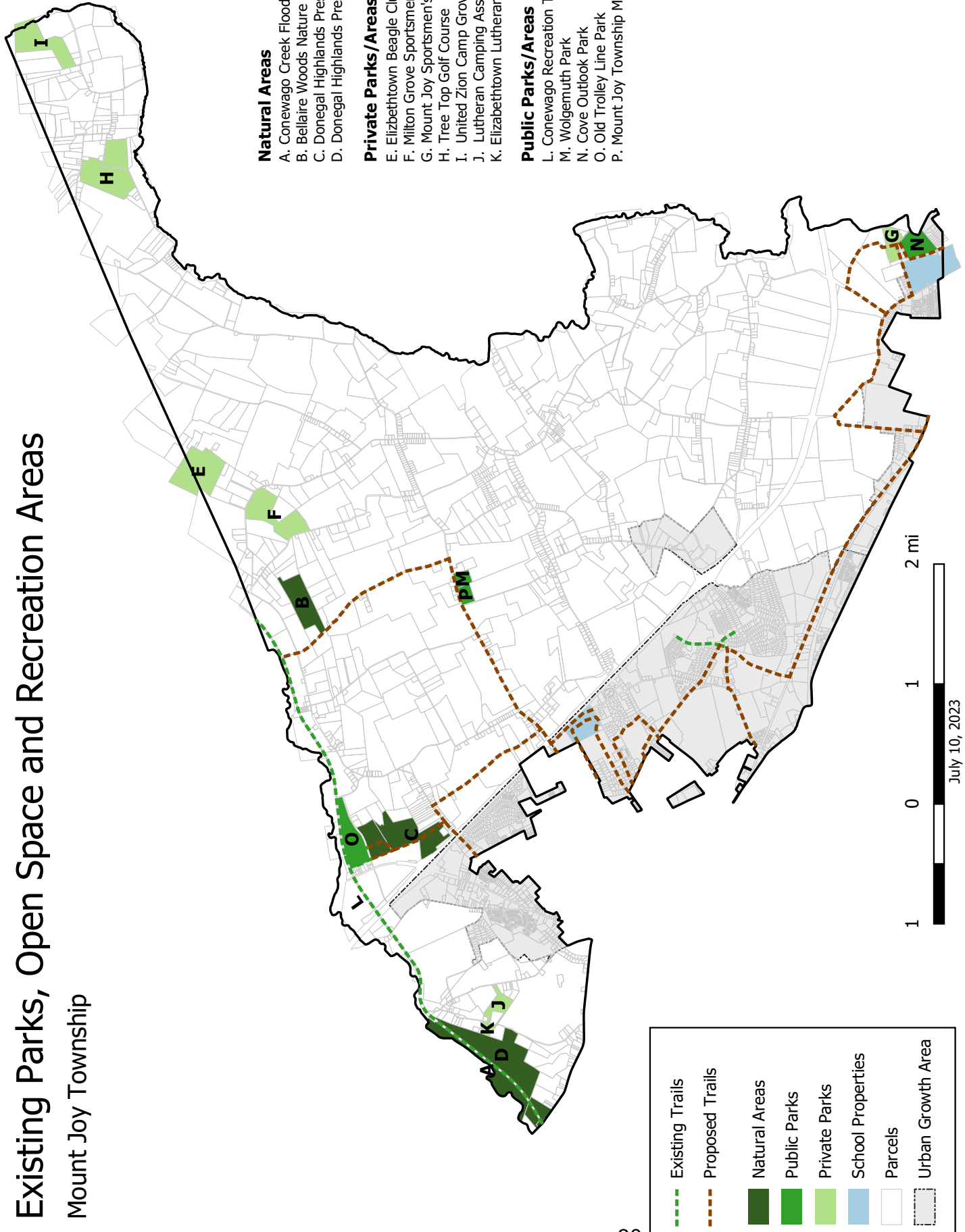
14. MARTIN NISSLEY HOUSE, Schwanger Road, east of Ridge Run Road; c. 1762; two- and one-half story, six bay stone Germanic style farmhouse; house constructed in two parts; variant of a bank house; a spring flows from the basement; entrances in second and fourth bays from eastern end; porch across bays; later brick addition to rear; stone and brick smokehouse west of house; LH # 10.
(Address: 1311 Schwanger Road, Mount Joy, PA 17552)
(Tax Parcel #461-52560-0-0000) (GPS 40°08'20.01"N, 76°33'21.20"W)

15. Sheaffer and Spring Roads; c. 1840-1870; two- and one-half story, four bay frame farmhouse; gable roof covered with asphalt shingles; paired central entrances; painted white; house is L-shaped wraparound porch; several frame barns and other outbuildings; LH # 2.
(Address: 1319 Bear Creek Road, Elizabethtown, PA 17022)
(Tax Parcel #460-78244-0-0000) (GPS °09'24.92"N, 76°34'55.29"W)

16. HUNSECKER HOUSE, Sheaffer and Spring Roads; c. 1732; two and one half story, three bay frame/stone farmhouse possessing a Germanic character; central entrance; dark wooden stain on frame siding; one story stone addition to house, possibly part of an older structure; picture window has been placed in eastern facade; stone end bank barn north of house, largely intact, dates from the early 1800's; LH #'s 3 and 4.
(Address: 1276 Bear Creek Road, Elizabethtown, PA 17022)
(Tax Parcel #460-52820-0-0000) (GPS 40°09'15.37"N, 76°34'53.62"W)
17. Snyder Road, south of Fairview Road; c. 1800-1820; two- and one-half story, five bay stone farmhouse; gable roof covered with slate; brick chimney on western gable end; central entrance; flashing course indicates a lost piazza; frame additions to rear; large frame barn and several frame sheds east of house; LH # 11.
(Address: 541 Snyder Road, Mount Joy, PA 17552)
(Tax Parcel #461-38352-0-0000) (GPS 40°07'40.76"N, 76°31'58.08"W)
18. Trail Road, north of Harvest Road; late 1700's; two- and one-half story, four bay stone bank house; partially now covered with stucco; gable roof; paired brick end chimneys; wooden cornice; cut stone lintels with keystones over windows; entrance in second bay from eastern end; porch is missing on front facade; stone end bank barn and other frame outbuildings across road; LH # 6.
(Address: 320 Trail Road N., Elizabethtown, PA 17022)
(Tax Parcel #460-80648-0-0000) (GPS 40°11'21.07"N, 76°32'19.81"W)

Existing Parks, Open Space and Recreation Areas

Mount Joy Township



Natural Areas

- A. Conewago Creek Floodplain
- B. Bellaire Woods Nature Preserve
- C. Donegal Highlands Preserve (Beverly Rd)
- D. Donegal Highlands Preserve (Cassell Rd)

Private Parks / Areas

- E. Elizabethtown Beagle Club
- F. Milton Grove Sportsmen's Club
- G. Mount Joy Sportsmen's Club
- H. Tree Top Golf Course
- I. United Zion Camp Grove
- J. Lutheran Camping Assoc.
- K. Elizabethtown Lutheran Church

Public Parks / Areas

- L. Conewago Recreation Trail
- M. Wolgemuth Park
- N. Cove Outlook Park
- O. Old Trolley Line Park
- P. Mount Joy Township Municipal Complex