

# **MOUNT JOY TOWNSHIP PARK, RECREATION AND OPEN SPACE PLAN**

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# INTRODUCTION TO THE PLAN

## 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; for it is in this community that we live and move and have our being! 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. This plan entails several basic functions:

- ◆ A community description, which includes an overview of the physical, cultural, historic, socio-economic, demographic, governmental structure, and park and recreation aspects particular to the community under study.
- ◆ A section on Historical and Cultural Preservation is included, as there may be opportunities to coordinate historic and cultural resources with parks and open spaces.
- ◆ An ordinance and associated materials, which mandate dedication of land by developers for park and open space purposes and allows for payment of a fee-in-lieu of land dedication, or a combination of both.
- ◆ Inventory of public, quasi-public and private park and open space resources, natural areas, and historic structures.

**NOTE:** For purposes of discussion, facilities being proposed are to meet the recreational needs of current and future residents. Parks and Open space planning strives to meet the minimum park standards proposed by the National Recreation and Park Association of 10 acres per 1,000 population, however, when all types of land included in the NRPA standards are added, the minimum figure jumps to 23 acres per 1,000 residents. These other types of land include conservancy areas (2 ac./1,000), reserve or contingency areas (3 ac./1,000), special facility areas and linear facilities (8ac./1,000.).

- ◆ Based on the 2000 census, there are approximately 8,000 residents which would require 184 acres. It is estimated the Township will grow 36.2 percent over the next 20 years. Park land acquisition should grow to 251 acres, with a population estimated to be 10,896.

- ◆ Capital Development and Maintenance Recommendations.
- ◆ Sound recommendations, based on established planning principles and the level of municipal and community resources.
- ◆ Implementation strategies that logically and realistically outline the steps necessary for the recommendations of the Plan to be put into action.

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.

## PLAN GOALS

When Mount Joy Township commissioned this Park, Recreation and Open Space Plan, several goals were intended to be accomplished during its completion.

- ◆ To continue to provide park and common open space facilities and areas as needed throughout the Township.
- ◆ Provide the Township with a mandatory dedication mechanism that will, within the context of the revisions of the PA Municipalities Planning Code, assist with the provision of park and open space areas and fees in lieu of land that bear a reliable relationship to the actual cost of otherwise providing the land.
- ◆ Propose land acquisition goals that include analysis of the residents' desires, location distribution, size and compatibility for development as specific types of parks and open space areas.
- ◆ Propose both capital improvement and facilities maintenance budgets that address the findings of the study by providing a workable blueprint for meeting benchmarks in the evolution of the parks and open space function in Mount Joy Township.

## USING THE PLAN

The use of 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 one time and preferably more often. Members of the Park and Recreation Board, Planning Commission 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.

# INTRODUCTION TO THE COMMUNITY

For the more detailed description of the following Plan section, the reader is encouraged to consult the Regional Strategic Plan for the Elizabethtown Borough and Conoy, Mount Joy and West Donegal Townships, adopted April 29, 2010 completed by Rettew Associates, Inc. and the Elizabethtown Area Community Service Authority Region Comprehensive Park, Recreation and Open Space Plan, June 1993, prepared by Daft-McCune-Walker, Inc..

## Character and 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 28.07 square miles, 75 percent of which is located north of Route 283. This area is also the most rural within the Elizabethtown region.

## History:

German immigrants established themselves as the primary ethnic group in the mid-1700's and in 1759 Mount Joy Township was separated out of the Donegal region. Although a variety of small industries flourished in the area, farming was, and remains today, the primary industry based on the amount of land in agricultural uses. Elizabethtown Borough established power and water systems in the 1800's, which spurred the growth of industry, and still affects the path of development in the region in general and Mount Joy Township specifically.

### **Population:**

Mount Joy Township had a population of 9,873 according to the 2010 Census data. According to the Census Bureau, the population in 2040 is estimated to be 14,319, a growth rate of 45% from 2010.

### **Employment:**

As of December, 2013, Lancaster County was experiencing an unemployment rate of 5.5 percent. The largest employers of Township residents are Education, Health and Social Services (22.7%), Wholesale/Retail Trade (14.6%) and Manufacturing (14.3%). Occupational characteristics show management, business, science and arts; sales & office; production, transportation and material moving; service; and natural resources, construction and maintenance as the top five categories in which residents are employed. The per capita income as of the 2010 Census was \$28,067.00 and the median family income stood at \$65,064.00.

# GOALS AND OBJECTIVES

The following goals and objectives are representative of the most recent survey (Cove Outlook Park – 2005) that was distributed to Mount Joy Township residents and surrounding communities. Citizens identified, in order of priority, the following recreational needs: trails, picnic areas/pavilions, nature walk, miniature golf, wildlife habitat, sledding hill, wetlands boardwalk, amphitheater, environmental center and sitting areas.

With adoption of this Park, Recreation and Open Space Plan, the Board of Supervisors of Mount Joy Township is endorsing the following goals and objectives for implementing the recommendations contained herein.

Goal 1. To continue to provide park and common open space facilities and areas as needed throughout the Township.

- Objectives:
- [A] By effective utilization of the mandatory recreation dedication provisions of the subdivision and land development ordinances.
  - [B] By utilizing state, federal, and other agency funding programs to increase the impact of tax credits and fee-in-lieu of revenues.
  - [C] By continuing to consider other than fee simple methods of acquiring land and facilities, such as long term leases, foundation grants, donations, life estates, and the like.
  - [D] By encouraging the preservation of non-public open space lands through mechanisms such as the transfer of development rights, farmland preservation trusts and the like.

Goal 2. To provide for the preservation of areas and structures of historic, cultural, or environmental significance.

- Objectives:
- [A] By creating and maintaining 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 3. To provide for a diversified system of parks and recreation facilities, which contains opportunities for varied active and passive leisure pursuits.

Objectives: [A] By requiring a variety of recreation areas, and facilities when possible, with the mandatory recreation dedication provisions.

[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 take into account the recreation facility needs and desires of all segments of the population and insure that development is environmentally compatible with the surrounding areas.

Goal 4. 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 a 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 5. 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.

Goal 6. 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, Mount Joy Borough and the Donegal School District.

Goal 7. 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 accommodations in accordance with current ADA regulations.

## HISTORICAL AND CULTURAL PRESERVATION

The present Township of Mount Joy was separated from the Township of Donegal in 1759. Most of the settlers in the time before circa 1760 were Scotch-Irish Presbyterians. The majority 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. Mount Joy Township 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. This photo inventory is on file in the Township office.
2. The Park & Recreation Board recommends the comprehensive historic inventory be 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 allows for a demolition review process. 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. There are many zoning ordinance options to evaluate. Reference: Retaining Community Character using the Municipalities Planning Code Attachment B.

**See Appendix A for a description of these areas**

## 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.

**See Appendix B for a description of these areas**  
**See Appendix C for the location of these areas.**

# MANDATORY DEDICATION

## 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 is long 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 are recommended to be included within any mandatory dedication ordinance.

## Proposed Provisions

### INTENT:

The purpose or intent of the ordinance should include the following items:

- ◆ Maintain compliance with NRPA Standards and Guidelines,
- ◆ Comply with Comprehensive Recreation and Parks Plan and updates with regard to size and distribution of recreation areas,
- ◆ Reduce increasing pressure on existing facilities,
- ◆ Reduce the possibility of Mount Joy Township becoming over burdened with the development and maintenance of many very small, randomly-planned and widely-separated recreation areas,
- ◆ Provide for the opportunity of combining small plots of dedicated land from several subdivisions into larger, more usable tracts.

## DEFINITIONS:

Somewhere within the Subdivision and Land Development Ordinance, definitions for some of the terms particular to this Plan should be included:

- ◆ Greenway = A corridor of open space. Greenways vary greatly in scale from narrow ribbons of green that run through urban, suburban, and rural areas to wider corridors that incorporate diverse natural, cultural and scenic features. They can incorporate both public and private property, and can be land- or water-based. They may follow old railways, canals, or ridge tops, or they may follow stream corridors, shorelines, or wetlands, and include water trails for non-motorized craft. Some greenways are recreational corridors or scenic byways that may accommodate motorized and non-motorized vehicles. Others function almost exclusively for environmental protection and are not designed for human passage. Greenways differ in their location and function, but overall, a greenway will protect natural, cultural, and scenic resources, provide recreational benefits, enhance natural beauty and quality of life in neighborhoods and communities, and stimulate economic development opportunities.
- ◆ Natural Areas = Areas of land set aside for preservation of significant natural resources, landscapes, open space, and visual aesthetics and buffering.
- ◆ Required Recreation Area = The number of dwelling units proposed times 0.054 acres. (Suggest for all residential zone classifications). This figure is calculated by adding the Acreage Standards listed below, dividing by the 1,000 population, and multiplying by an average of three residents per household.
- ◆ Fee-in-Lieu Amount = The Township may elect to secure appraisals on a regular basis to determine the fee-in-lieu amount for each residential zoning classification. Appraisers shall be guided by the provisions listed under Criteria for Locating Recreation Areas in the calculation of the fee-in-lieu amounts, which clearly delineates recreation areas as having value above “raw land,” due to the improvements necessary for the land to be acceptable for dedication. A second option is to utilize the fair market value of the land if it was purchased within the past two years. If it has not been recently purchased, then the owner will secure an appraisal which incorporates the Criteria for Locating Recreation Areas.

- ◆ Acreage Standard = As defined by the National Recreation and Park Association's National Park, Recreation and Open Space Standards and Guidelines, 1983 and updates. Eight ac./1,000 population for Community Parks, two ac./1,000 for Neighborhood Parks, eight ac./1,000 for Linear or Special Areas, Conservancy Area, and Reserve or Contingency Areas. The acreage listed for the Linear, Special and Conservancy areas is taken from other communities; the NRPA lists this acreage as being variable, depending on local needs and preferences.
- ◆ Short definitions of the classifications of land should be written into the ordinance(s), so the readers are given a concept of what is meant by each type of park or area. For example, Community Park = Minimum size of 25 acres. Contains diverse active and passive facilities attractive to the entire community.

#### CRITERIA FOR LOCATING RECREATION AREAS

- ◆ Easily and safely accessible from all areas of the subdivision with direct access to (frontage on) a public or major street. However, no roadways shall traverse the site(s).
- ◆ Be regular and contiguous in shape.
- ◆ Suitable topography and soil conditions for use and developments as a recreation area.
- ◆ A maximum of 25% of the required area may lie within flood plain or wetland areas, as defined in the Mount Joy Township Zoning Ordinance of 2012 or the percent of flood plain and wetlands may not exceed the average percentage of same for the entire tract.
- ◆ Be easily accessible to all utilities. However, no utility or drainage easement, right-of-way or facility shall traverse or be located within the site(s). Storm water detention basins and other drainage facilities and structures shall not be permitted within dedicated recreation areas; nor shall the area required for storm drainage facilities be deducted from the amount calculated for dedicated recreation and open space areas.
- ◆ Be suitable for development as a particular type of park or open space area, as categorized by the NRPA Standards and Guidelines.

- ◆ Be designed and developed according to those standards.
- ◆ Be compatible with the objectives, guidelines and recommendations as set forth in the Mount Joy Township Comprehensive Park, Recreation and Open Space Plan and updates.
- ◆ All approved recreation areas shall be completed and dedicated before the subdivision/development has reached fifty percent (50%) occupancy. Withholding of building permits may occur to insure compliance with this provision.

### DEDICATION TO MUNICIPALITY

- ◆ When the Township requires that recreation areas be dedicated to the Township and private ownership or homeowners' association dedication are not considered viable alternatives by the developer, then such dedication to the Township may occur.
- ◆ Developers will note Township dedication of recreation areas by a note on the approved subdivision plan. Municipal acceptance of such dedications shall be by means of a signed resolution to which shall be attached the deed for the property with legal description, a plot plan with metes and bounds, acreage and clear title certification.
- ◆ Recreation areas of less than five (5) acres shall normally not be considered for dedication, unless opportunities exist to combine them with those of other subdivisions. Open space areas considered for conservancy purposes may be any size, however.
- ◆ When the developer is unwilling to dedicate the specific land that the Township is requiring, the developer may offer to pay a fee-in-lieu of land dedications. The Township may or may not accept this offer.

### RECREATION FACILITY DEVELOPMENT

- ◆ Developers, who dedicate land for recreation, as per the requirements of this ordinance, may also develop the areas in accordance to NRPA Standards and Guidelines. Specific facilities to be constructed shall conform to these standards based upon the size and service area of the recreation area being dedicated.

- ◆ In cases where the opportunity exists to combine dedicated recreation areas with (an) other subdivision(s), 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 subdivision's percentage contribution to the ultimate combined recreation area. Mount Joy Township will then develop the combined recreation area with the escrowed funds when all portions thereof have been deeded over to the Township.
- ◆ 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.
- ◆ Final subdivision and/or development plans shall indicate location and specifications of all recreation facilities to be constructed, along with metes, bounds and acreage of all recreation areas.
- ◆ Recreational development, including facilities and equipment, shall be bonded and have improvement guarantees posted or deposited as with any other subdivision improvement – streets, sidewalks, curbs, drainage facilities, utilities, etc.
- ◆ Developers who have agreed to construct facilities shall install, as a minimum, the recreation facilities listed in the facility specifications, an appendix to the subdivision and land development ordinances, or the equivalent if approved by the Township, on the land which has been set aside for this purpose.
- ◆ Designs of recreation areas shall be reviewed by the Park and Recreation Board and Staff and shall conform to the specifications outlined in the current version of the Mandatory Dedication Facility Specifications. This document will change along with changes in equipment technology and construction practices and methods, and is considered part of this Plan by reference.

#### FEE-IN-LIEU OF LAND DEDICATION

- ◆ The amount of the fee-in-lieu shall be determined by using the fair market value of the land that would have otherwise been dedicated. The Township has set a uniform fee to be paid to the Township by resolution. This fee is to be adjusted annually.

## FEE-IN-LIEU FUNDS DISPOSITION

- ◆ The fee authorized under this subsection shall, upon its receipt by Mount Joy Township, be deposited in an interest-bearing account, clearly identified as reserved for providing, acquiring, operating or maintaining park or recreational facilities. Interest earned on such accounts shall become funds of that account. Upon request of any person who paid any fee under this subsection, Mount Joy Township shall refund such fee, plus interest accumulated thereon from the date of payment, if Mount Joy Township had used the fee paid for a purpose other than the purposes set forth in this section.

## MAINTENANCE GOALS AND RECOMMENDATIONS

The Township presently budgets monies into an equipment replacement fund, which is primarily for public works uses. Purchases of maintenance equipment in the future should consider park facility maintenance needs in their specification. Multi-use capabilities that will meet the needs of both public works and parks must be a primary factor in equipment selection. Buying versatile equipment, through design and the availability of various attachments, represents wise use of tax funds.

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.

# MAINTENANCE GOALS AND RECOMMENDATIONS FOR THE NEXT 5 -10 YEARS

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”.
- 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);
- Township should have on staff a Certified Playground Safety Inspector (CPSI).

## CAPITAL DEVELOPMENT RECOMMENDATIONS

In order 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.

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 are changing from acquisition to development and maintenance of the Township's current parks; i.e. Cove Outlook Park, Wolgemuth Park and Old Trolley Line Park.

# RECOMMENDATIONS

The following recommendations are being presented to the Mount Joy Township Board of Supervisors for their review and vote regarding amendments to the Subdivision and Land Development Ordinance.

## ADMINISTRATION

### **Mount Joy Township Park, Recreation and Open Space Plan**

Following Lancaster County Planning Commissions 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.*

### **Fee-in-Lieu Funds Disposition**

*Current* – Section 119-61.I “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.

***Recommended*** – Act 135 of 2014, signed on September 24, 2014 changed the PA Municipalities Planning Code, Section 503(11)(iii) to allow moneys received to be used for maintenance purposes as well as acquisition and development.

*Current* - Section 119-61.I(1) “Fee-in-lieu funds and accrued interest thereon not used by the Township within three years may be refunded...”

***Recommended*** – Act 135 of 2014, signed on September 24, 2014 changed the PA Municipalities Planning Code, Section 503(11)(vii) to eliminate the three year period that funds could be refunded.

## 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)

## **APPENDIX B**

### **NATURAL AREAS**

- **CONEWAGO CREEK FLOODPLAIN** – Conewago Recreation Trail near the point where it enters Lebanon County. It is a small area of floodplain forest and pasture land with a variety of herb species. The site has been adversely affected by grazing that has allowed multiflora rose 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 property was donated to the Lancaster County Conservancy in 1999 by the Seiders family. An additional 14 acres were added in 2006 for a total area of 52 acres. 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 looping out to the newer trail.
- **DONEGAL HIGHLANDS PRESERVE** – 456 Beverly Road. The property, 110 acres in size, was purchased from the Elizabethtown Area Park Authority in 2005. A trail was cut in soon after the purchase. The trail crosses a small stream and extends to Mount Gretna Road. Access trails through Old Trolley Line Park will allow visitors to connect to the Conewago Recreation Trail.

See the map in Appendix C for the approximate locations of these areas.

## PUBLIC AND PRIVATE 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
<b>A. Conewago Creek Floodplain</b>		
<b>B. Bellaire Woods Nature Preserve</b>	<b>52.00</b>	Private/non-profit
<b>C. Donegal Highlands Preserve</b>	<b>110.00</b>	Private/non-profit
<b>Total Private/Non-Profit Areas</b>	<b>162.00 acres</b>	
<b>D. Elizabethtown Beagle Club</b>	<b>73.50</b>	Private
<b>E. Milton Grove Sportsmen's Club</b>	<b>80.80</b>	Private
<b>F. Mount Joy Sportsmen's Association</b>	<b>24.50</b>	Private
<b>G. Tree Top Golf Course</b>	<b>88.30</b>	Private
<b>H. United Zion Camp Grove</b>	<b>54.80</b>	Private
<b>I. Lutheran Camping Assoc. (Whittle)</b>	<b>83.10</b>	Private
<b>J. Elizabethtown Lutheran Church (Cassell)</b>	<b><u>26.30</u></b>	Private
<b>Total Private Areas</b>	<b>431.3 acres</b>	
<b>K. Conewago Recreation Trail</b>	<b>52.00</b>	Public
<b>L. Wolgemuth Park</b>	<b>10.07</b>	Public
<b>M. Cove Outlook Park</b>	<b>28.56</b>	Public
<b>N. Old Trolley Line Park</b>	<b>46.81</b>	Public
<b>O. Mount Joy Township Municipal Complex</b>	<b><u>9.00</u></b>	Public
<b>Total Public Areas</b>	<b>138.44 acres</b>	

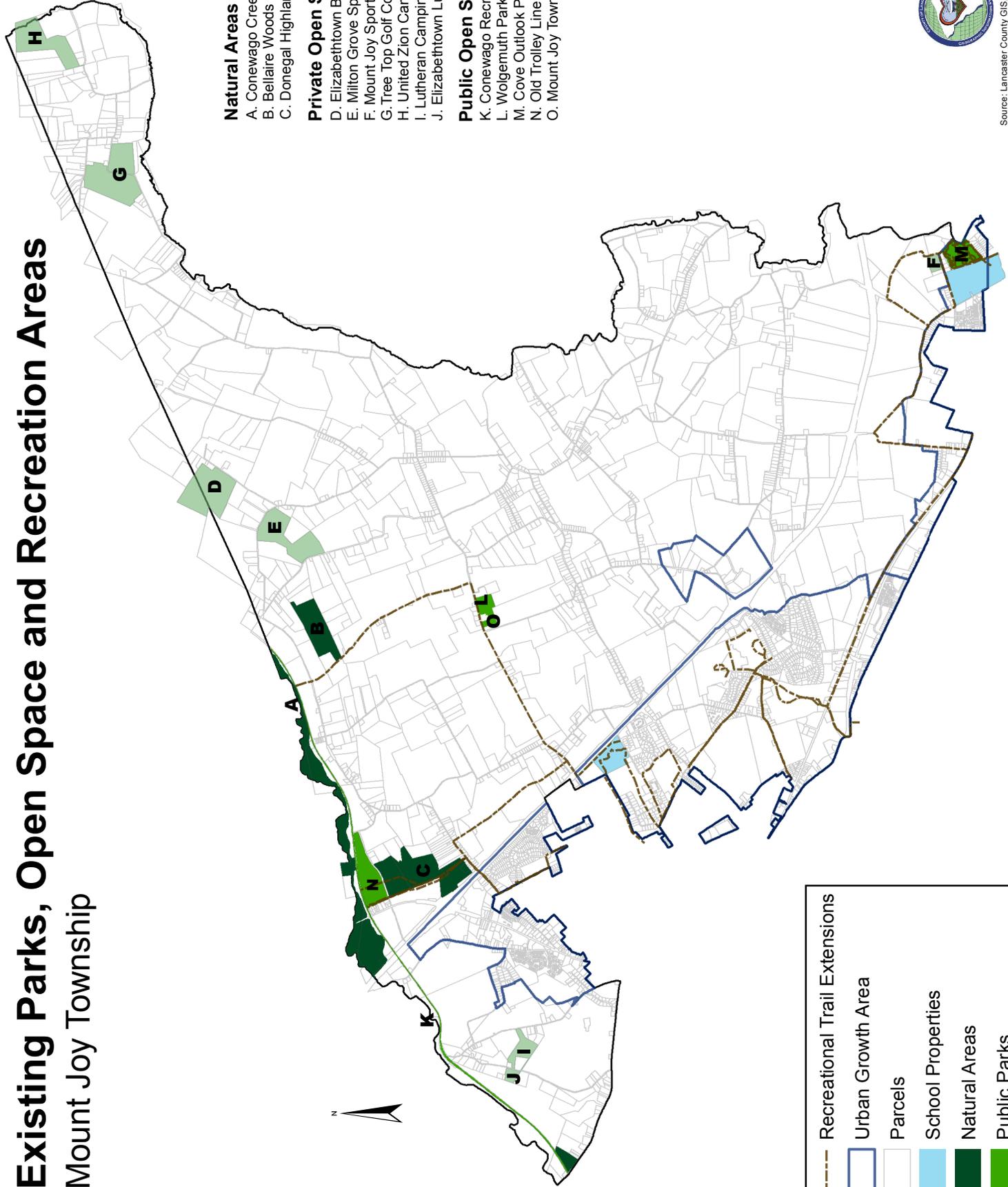
See the map in Appendix C for the approximate locations of these sites.

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 type and amount of development that could occur on the sites.

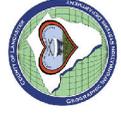
\* Mount Joy Township entered into an agreement in 2005 with the Lancaster County Career and Technology Center to lease this property for 25 years at the cost of \$1.00 per year.

# 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
- Private Open Space Areas**
- D. Elizabethtown Beagle Club
  - E. Milton Grove Sportsmen's Club
  - F. Mount Joy Sportsmen's Association
  - G. Tree Top Golf Course
  - H. United Zion Camp Grove
  - I. Lutheran Camping Assoc. (Whittle)
  - J. Elizabethtown Lutheran Church (Cassell)
- Public Open Space Areas**
- K. Conewago Recreational Trail
  - L. Wolgemuth Park
  - M. Cove Outlook Park
  - N. Old Trolley Line Park
  - O. Mount Joy Township Municipal Complex



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 October 16, 2014

