MOUNT JOY TOWNSHIP: HISTORY, HERITAGE, AND HORIZON

DRAFT Comprehensive Plan Update 10.22.26



MT JOY TOWNSHIP
ADAMS COUNTY PA

ACKNOWLEDGEMENTS

Board of Supervisors
Christine Demas, Chair
Todd McCauslin, Vice Chair
Michael Gearhart
Sandy Yerger
Chad Yingling

Planning Commission
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Ben Hawkins
Ben Mearns

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Ellen Dayhoff	Ben Mearns
Kim Birckhead	Kim Livelsberger
Ken Mutzabaugh	

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CONSULTANT: MICHAEL BAKER INTERNATIONAL, INC

A MESSAGE FROM THE BOARD OF SUPERVISORS

On behalf of the Mount Joy Township Board of Supervisors, we are proud to present ***Mount Joy Township: History, Heritage, and Horizon*****,** our Comprehensive Plan and a vision for the future of our community.

Mount Joy Township has been shaped by generations of hardworking families, a rich agricultural heritage, historic landmarks, and the open spaces that define our rural character. As we look toward the future, we understand the importance of preserving these qualities while preparing for the opportunities and challenges that lie ahead.

This Comprehensive Plan is the result of a truly collaborative effort. We extend our sincere appreciation to the members of the Comprehensive Plan Steering Committee and Planning Commission, whose time, dedication, and thoughtful guidance were invaluable throughout the process. We also thank our consultants, Township staff, and the many organizations, business owners, farmers, and other stakeholders who shared their knowledge, experiences, and perspectives.

Most importantly, we thank the residents of Mount Joy Township. Whether you attended a public meeting or open house, completed a survey, participated in discussions, or shared your ideas and concerns, your involvement helped shape this plan. Your voices have been essential in identifying what our community values most and what we hope to accomplish together.

This plan is not a set of regulations, nor is it intended to dictate exactly what our Township will look like in the years ahead. Rather, it is a roadmap to guide decisions, encourage responsible investment, and help us balance new opportunities while preserving our farmland, natural resources, rural landscape, and quality of life.

The title, ***History, Heritage, and Horizon***, reflects the spirit of this effort. We honor the history that brought us here, value the heritage that makes Mount Joy Township unique, and look toward the horizon with a shared sense of purpose.

As your Board of Supervisors, we recognize that adopting a Comprehensive Plan is not the end of the planning process, but the beginning of the work that follows. Its success will depend on continued cooperation, community involvement, and a commitment to making thoughtful decisions for generations to come.

Together, we can embrace the future without losing sight of what makes Mount Joy Township such a wonderful place to call home.

Christine Demas
Board of Supervisors, Chair
Mount Joy Township, Adams County

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RESOLUTION

To be added upon adoption.

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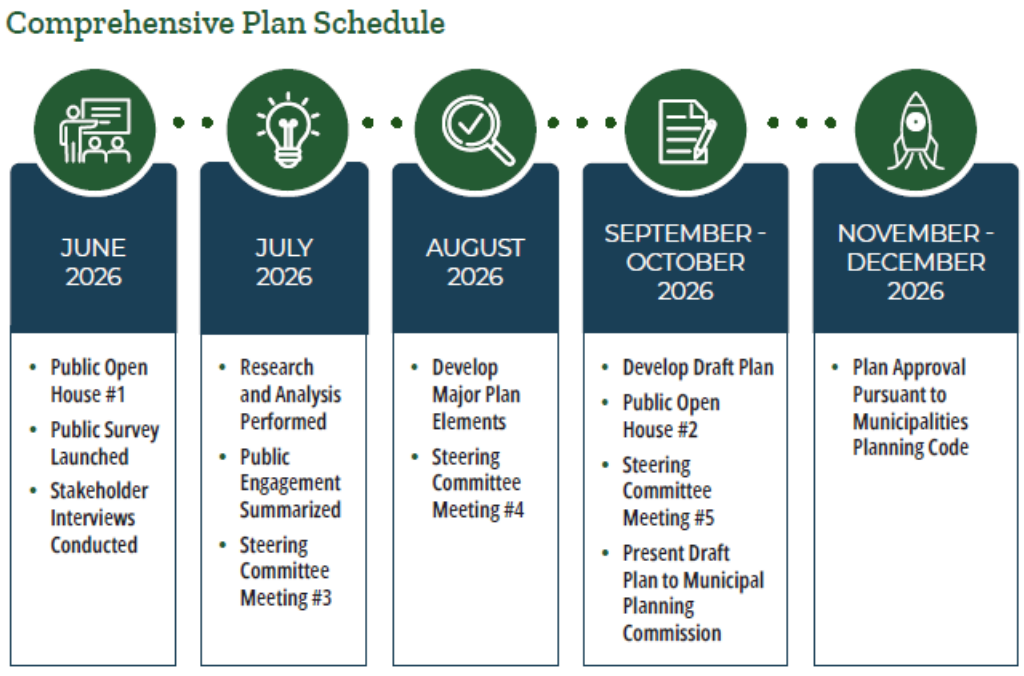
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PLAN DEVELOPMENT

Planning Process and Timeline

Mount Joy Township is committed to planning for a vibrant, sustainable future, and this Comprehensive Plan provides the foundation for that effort. The comprehensive planning process provides a coordinated framework for guiding the Township's future growth, conservation, and public investment decisions. Comprehensive plans are prepared in accordance with the Pennsylvania Municipalities Planning Code (MPC) and typically include an evaluation of existing conditions, identification of community priorities, and public and stakeholder engagement. Development of a long-term vision and preparation of goals, objectives, and implementation strategies are also crucial to the process. For Mount Joy Township, this process was shaped by input from the Board of Supervisors, Planning Commission, Steering Committee, stakeholders, and residents. This input was received via meetings, interviews, surveys, and public open houses. Together, these efforts helped identify local assets, challenges, and opportunities and ensured that the Comprehensive Plan reflects community values.



The following section summarizes the outreach methods used to gather input from residents, stakeholders, and local leaders and explains how that feedback helped shape the overall direction of the Plan.

Public Engagement

A fundamental principle of the comprehensive planning process is to ensure that the plan is developed with input and guidance from residents through a robust outreach process. Involving residents throughout the planning process helps ensure the comprehensive plan is positioned for successful implementation and reflects community needs.



STEERING COMMITTEE

An active ad hoc steering committee is a critical element of any successful planning process. The Steering Committee included 12 members organized by the Township and served as an advisory group, contributing key guidance and input during the planning process.



Committee roles and expectations included:

- Provide a broad representation and perspective of the community.
- Provide guidance and feedback to the Project Team on priority issues and the public engagement approach.
- Review and comment on the draft plan.
- Champion the process and implementation.

STAKEHOLDER FOCUS GROUPS

The project team hosted three stakeholder focus groups in June 2026. Invitations were sent to representatives from a variety of disciplines, including those with a background in economic development, natural resources, academia, development, and transportation.

Below is a summary of the key findings from the focus groups, organized into assets and challenges.

Assets

Throughout the interview process, stakeholders consistently identified agriculture and open space as major assets. In an ever-developing world, open spaces and rural character provide residents with an opportunity to pursue a quieter and slower-paced lifestyle, which makes Mount Joy Township an attractive place to live, especially given its proximity to Washington DC, Baltimore, MD, and Harrisburg, PA. Stakeholders valued the commercial corridor along Baltimore Pike because it helps create balance between agriculture/open space and commerce.

The township neighbors Gettysburg and even encompasses a small portion of the National Military Park battlefield. Some stakeholders were very excited about the opportunities that the township's location presents for tourism, such as the proposed Agriculture Discovery Center. These stakeholders saw the Agriculture Discovery Center as an indicator of the township's potential for walking trails, agriculture tours, and parks near to historical landmarks.

Challenges

Mount Joy Township presents plenty of opportunities for residential and commercial development, considering its magnitude of open space, advantageous proximity to Gettysburg and Washington DC, and intersection with routes US-15 and PA-97. Some stakeholders raised concerns that enhanced agricultural preservation without designating areas for growth could hold the township back from realizing its economic and recreational potential; conversely, without careful supervision over development, the township could forfeit its rural charm and affordable living. Many stakeholders concur that development in the township should celebrate Mount Joy's agricultural, rural, and historical character and that the township should hesitate to open the door for development in general. However, based on previous experience, stakeholders identified the permitting process for small businesses as challenging which could deter progress towards this goal. The capacity of

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utilities, including water, sewer, and electricity were consistently noted to create barriers for land development and business location and expansion to the extent that, if not solved, could deter future investment in the township.

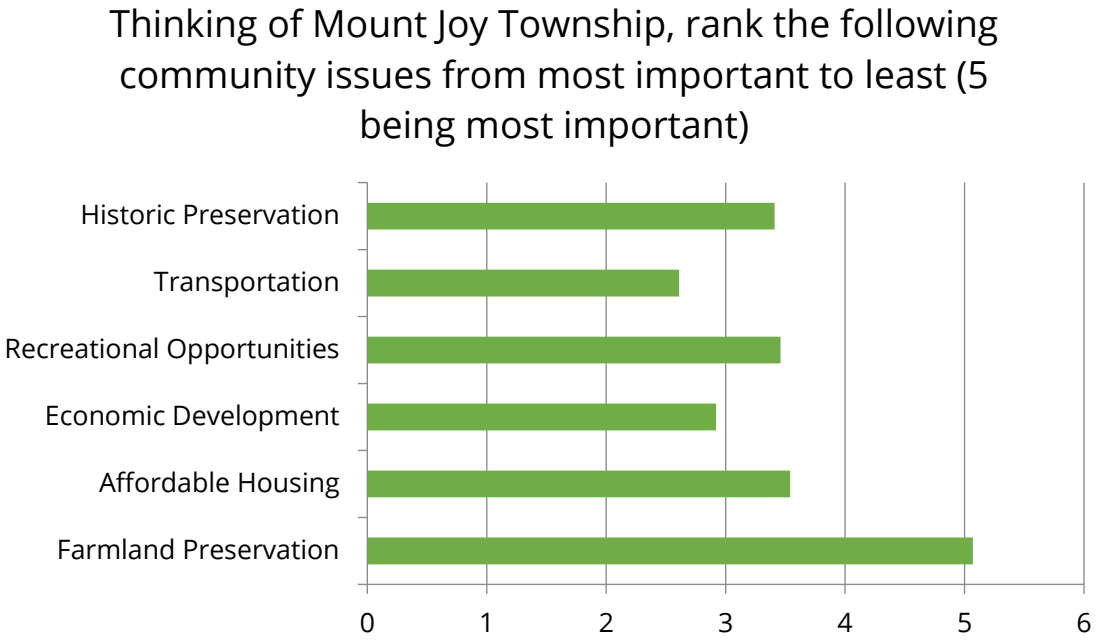
Stakeholders expressed concerns about the lack of recreation that exists in Mount Joy Township, especially for young people. Without local opportunities after high school or meaningful recreation, it is challenging to retain the interest of younger generations.

Stakeholders are also concerned that the township's open spaces will attract data center developers; the large majority are adamantly opposed to any data center development in the township.

PUBLIC SURVEY

A public survey was created to give residents an opportunity to share their thoughts on how they want Mount Joy Township to handle growth and what their priorities are for the future. The survey gathered basic demographic information to ensure diverse voices were represented. Paper copies were also made available at the Township building for residents.

The public survey gathered 70 responses. The most respondents were over 50 years of age (77%), and 97% were homeowners. Full survey results can be found in Appendix B.



PUBLIC MEETINGS

Public Open House #1

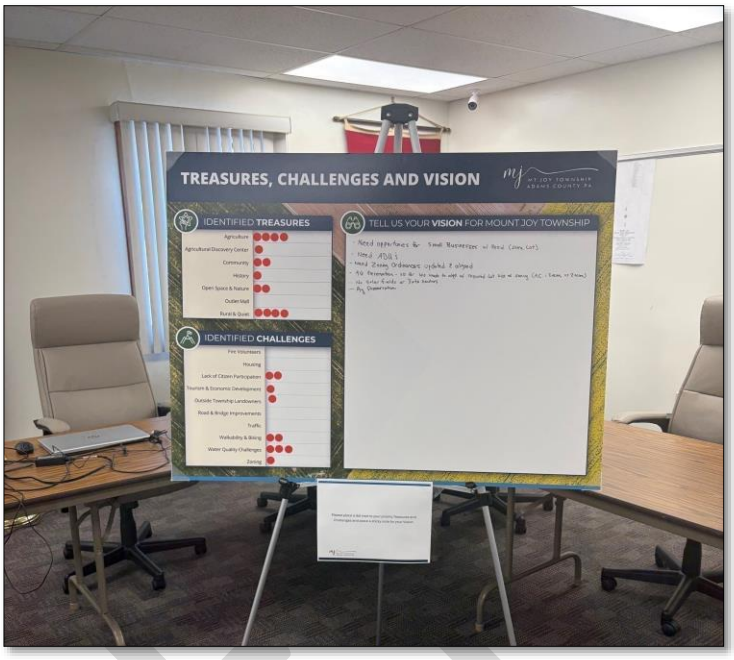
The township hosted twenty-plus members of the public at the project's first public open house on Thursday, June 25, 2026, from 5:00 to 7:00 PM at the Mount Joy Township Municipal Building. The project team set up a variety of discussion stations, activities, and posterboards around the meeting room to spark engagement with attendees and collect diverse types of feedback. One station featured a community mark-up map and another invited participants to identify treasures, challenges, and visions on a board with stickers and sticky notes. Paper copies of the public survey were available as well as a QR code to the online version.



FINDINGS

Community members consistently mentioned agriculture and open space in their vision for the township's future and repeatedly selected "agriculture," "rural and quiet," and "open space and nature" as township treasures. "Zoning" was the most commonly selected township challenge. Residents expressed various qualms with the Baltimore Pike Commercial Corridor. Some expressed frustration that the most recent update changed the zoning of vacant and developed properties in residential communities to commercial, creating an inconsistency with the fabric of the neighborhood. On the mark-up map, residents specifically drew attention to the region south of Pennsylvania State Route 97 (SR 97), on either side of Speelman-Klinger Road. Others disagree with the existence of the commercial region at all and believe that it directly contradicts the township's rural and open nature. On the markup map, a resident annotated that the region of the Baltimore Pike Corridor west of Two Taverns until US 15 should be zoned as agricultural. The Lake Heritage community is also zoned as part of the Baltimore Pike Corridor zone – residents marked that it should be zoned as residential. The industrial zone between Hickory Road and Bowers Road should remain, though, and not be expanded.

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The markup map also highlighted transportation-related issues in the township. Several members of the public marked the intersection of Hoffman Home Road/King Road and Speelman-Klinger Road as a hot spot for accidents, some fatal, and as extremely dangerous. Some residents from the Amish community noted that it is difficult for them to slow their horses when approaching this intersection because of the downhill slope from Speelman-Klinger Road. Attendees offered a few potential solutions: creating a four-way signalized intersection; cutting down the trees and shrubbery from the corner property south of Speelman-Klinger Road and east of Hoffman Home Road; and lowering the speed limit on Hoffman Home Road. Residents also noted that Hoffman Home Road is a popular route for bicyclists and recommended lowering the speed limit. Bicyclists were also noted on Speelman-Klinger Road/King Road and Hickory Road.

Several residents marked the Sheetz on PA 97 next to the US 15 on/off ramp as a prime accident location. Current signage is unclear about how drivers can access Sheetz. Residents recommend adding wayfinding signs that inform drivers of the upcoming entrance on PA 97.

On the markup map, residents noted that they would like to see a park behind Mud College Schoolhouse. Because the township already owns this property, an outdoor recreation facility here could be very feasible.

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Public Open House #2

The township hosted nearly twenty members of the public on October 13, 2026, from 5:00pm - 6:30pm at the Mount Joy Township Municipal Building. The project team set up two stations for discussion and conducted a presentation of the draft comprehensive plan content. The two stations included a draft Future Land Use Map and demographics to allow for discussion and feedback. The project team also announced the adoption schedule for the plan to include the 45-day public comment period.

FINDINGS

Findings from the open house indicate that residents are particularly concerned about the potential development of large agricultural and open-space properties, especially the approximately 146-acre Updyke Road farm currently listed for sale. Attendees expressed concern that the property could be purchased by a developer rather than remain in agricultural use, resulting in increased traffic, changes to the township's rural character and scenic views, and additional pressure on groundwater resources. Questions focused on whether minimum lot sizes or other zoning provisions could be revised to limit development, as well as how nonconforming uses would be addressed. Participants also referenced past development proposals as examples of the scale and impacts they hope to avoid.

Additional comments focused on the treatment of the historic district and agricultural preservation areas on the future land use and zoning maps, including whether existing protections and regulations are adequately reflected. Other feedback included a request to clarify Census data regarding vacant and occupied housing units and questions about the formal review process for the Township's neighboring municipalities, the county, and the school district. Overall, the open house reinforced the importance of preserving rural character, agricultural land, historic resources, and water supplies while providing clear information about future land use policies and development regulations.

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THE PLAN

The vision and mission are the core principles of a comprehensive plan and will guide the development and implementation of its goals and objectives. The vision reminds us what the Township is working to achieve and what matters to the community. The components of the mission statement remind us of what the Township needs to change to achieve that vision.

Vision Statement

Mount Joy Township honors its rich history by preserving its peaceful rural quality of life while balancing thoughtful growth. This will be accomplished through the conservation of farmland, scenic open spaces, environmental features, and historic and cultural resources.

Mission Statement

To achieve the vision, the Township must:

- Protect productive farmland and open space.
- Preserve the historical significance of the Township.
- Plan for future growth in a way that preserves the quiet, rural quality of life that is important to residents.
- Protect sensitive environmental features including water resources.

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Plan Focus

PLAN CONCEPTS GRAPHIC

Mount Joy Township Plan Concepts

Agricultural Heritage

Protect working farms, agricultural traditions, and the history written into the land.

Guided Development

Direct future growth to appropriate locations while complementing the Township's rural character.

Outdoor Recreation

Support parks, trails, and open spaces that help residents gather, stay active, and connect to the landscape.

Transportation Improvements

Improve roadway safety, walking and biking options, and mobility planning as the Township grows and ages.

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CHAPTER 1: FUTURE LAND USE

MPC Section 301.(a).2

Future Land Use Goal

Establish clear guidance for where and how future development should occur to support orderly growth, protect community character, and align land use decisions with Township priorities.

Overview



Mount Joy Township's location in southern Adams County strongly influences how future growth and preservation should be balanced. The Township is situated near historic Gettysburg and regional tourism destinations, while remaining defined by a predominantly rural landscape of agricultural land, open countryside, historic resources, and low-density residential areas. US 15 and SR 97 provide important regional access and create opportunities for commercial activity, particularly along the Baltimore Pike corridor. However, much of the Township's identity and development pattern is tied to farmland preservation, scenic open space, and rural character. This geographic context makes future land use planning especially important, as the Township must guide development to appropriate locations while protecting the agricultural, historic, and environmental features that distinguish Mount Joy Township.

This section outlines a vision for the future of Mount Joy Township and bordering municipalities. This chapter clarifies and defines each land use category shown on the Future Land Use Plan Map.

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Findings

The Mount Joy Township Future Land Use Map is a policy map designed to implement the land use goals and objectives by conserving open space and strategically guiding future development along the key SR 97 corridor. The future land use categories are generalized by type and intensity, but further specifications of the exact design and density of development within each area will be defined by the ongoing municipal zoning ordinance update. The Future Land Use maps were created using a variety of resources, including:

- Existing Zoning for Mount Joy Township,
- Existing Land Use based on Adams County Tax Assessment data,
- Land use recommendations that were developed throughout the planning process.

Major land use changes include the shortening of the mixed-use corridor along SR 97 to allow for additional agricultural uses along SR 97 in the eastern part of the Township. There have also been two additional categories developed for Civic/Public and Institutional land uses. Descriptions for each Future Land Use category shown on the map are provided below.

Agriculture	
Purpose	This category aims to support the agricultural base within the Township, preserve the rural character, and prevent incompatible uses with agriculture. Designations include areas of existing land that are primarily used for agricultural activities, woodland areas, or very low residential.
Primary Land Use	Small-scale accessory businesses such as roadside stands, farm markets, agri-tourism attractions (including dining, tasting rooms, entertainment, and/or accommodations) or businesses that support agriculture (welding, equipment repair, harness or buggy repair) should be encouraged with reasonable limitations.

Civic/Public	
Purpose	This category encompasses areas that are owned by the municipality or other regional or governmental organization.
Primary Land Use	This designation includes areas such as the Gettysburg National Military Park, Mud College Schoolhouse, and the Mount Joy Township municipal building.

Residential	
Purpose	This designation is intended to accommodate a variety of housing types and opportunities within established neighborhoods and areas designated for future growth while preserving the existing character. This land use is often exemplified as traditional suburban-style development.
Primary Land Use	This area supports residential developments such as Lake Heritage and The Links.

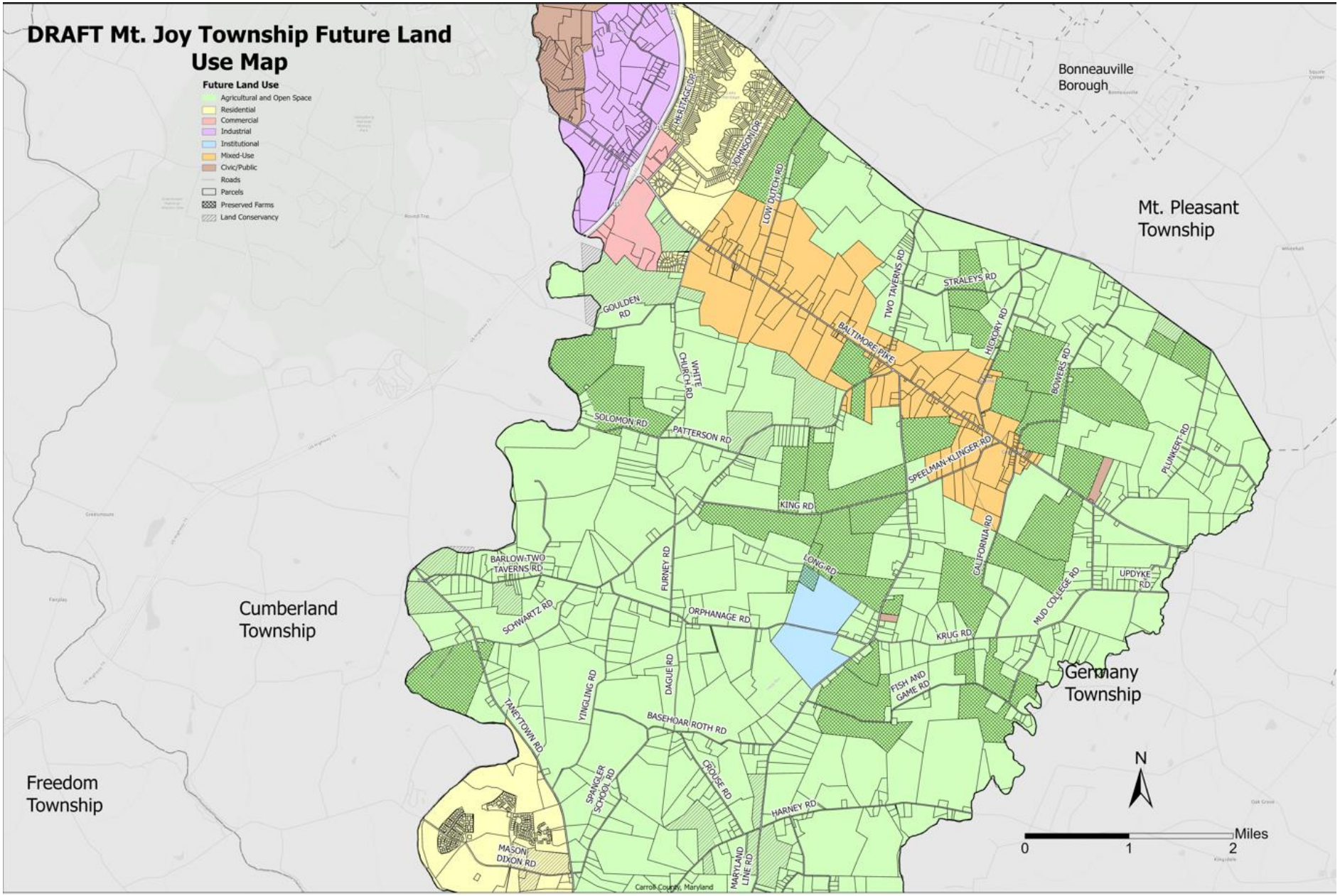
Institutional	
Purpose	This area is intended to accommodate facilities and schools for specific groups of individuals.
Primary Land Use	This area supports institutions such as the Hoffman Home for Youth facility.

Mixed-Use	
Purpose	This area is intended to support a diverse destination where residential, recreational, and commercial spaces can exist simultaneously. These uses provide opportunities for the community and visitors, creating an active atmosphere.
Primary Land Use	A diverse mix of land uses is encouraged in this area, including a range of residential housing, restaurants, community and public facilities, and local businesses, including agricultural businesses.

Commercial	
Purpose	This category supports commercial development for retail, service, and business activities that support the township and its residents. Development is centered around key corridors, transit routes, and intersections, specifically the SR 97/US 15 corridor.
Primary Land Use	This designation includes a wide range of services such as retailers, restaurants, gas stations, and personal service facilities.

Industrial	
Purpose	This category aims to support industrial and business uses. These developments are centered around key corridors and transit areas, specifically the SR 97 corridor, to reduce possible land use conflicts.
Primary Land Use	This designation includes a variety of industrial and employment-focused developments. Intensive land uses and traffic generators may be located here.




DRAFT Mt. Joy Township Future Land Use Map
Future Land Use
Agricultural and Open Space
Residential
Commercial
Industrial
Institutional
Mixed-Use
Civic/Public
Roads
Parcels
Preserved Farms
Land Conservancy
Bonneauville Borough
Mt. Pleasant Township
Cumberland Township
Germany Township
Freedom Township
HERITAGE DR
JOHNSON DR
LOW DUTCH RD
TWO TAVERNS RD
STRALEYS RD
GOULDEN RD
BALTIMORE PIKE
HICKORY RD
BOWERS RD
WHITE CHURCH RD
SOLOMON RD
PATTERSON RD
SPEELMAN-KLINGER RD
PLUNKERT RD
KING RD
BARLOW-TWO TAVERNS RD
FURNEY RD
LONG RD
CALIFORNIA RD
UPDYKE RD
MUD COLLEGE RD
SCHWARTZ RD
ORPHANAGE RD
KRUG RD
FISH AND GAME RD
YINGLING RD
DAGUE RD
TANEYTOWN RD
BASEHOAR ROTH RD
SPANGLER SCHOOL RD
CROUSE RD
HARNEY RD
MASON DIXON RD
MARYLAND LINE RD
Carroll County, Maryland
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Miles

Objectives

- Enact amendments to the municipal zoning ordinance to ensure consistency with the Future Land Use Plan.
- Enact amendments to the municipal Subdivision and Land Development Ordinance to ensure consistency with the Future Land Use Plan.

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CHAPTER 2: HOUSING PLAN

MPC Section 301.(a).2.1

Housing Plan Goal
Guide housing policy in a manner that maintains the Township's existing residential character, supports the needs of current and future residents, and aligns housing decisions with infrastructure capacity, environmental stewardship, and the Future Land Use Plan.

Overview

Housing in Mount Joy Township is closely tied to the community's rural character, agricultural landscape, and preference for maintaining the Township's existing development pattern. Single-family dwellings are the majority housing style across the Township, with some having resulted from traditional subdivision design but with a majority built on farm lot subdivisions. Public input throughout the planning process indicates limited interest in broadly diversifying the housing stock. Instead, residents want to preserve the quiet, low-density character of existing neighborhoods and rural residential areas while ensuring current housing remains well maintained and compatible with surrounding land uses.

At the same time, the Township recognizes that some residents, particularly older adults, may need more flexible housing options to remain in the community as their needs change. Accessory Dwelling Units (ADUs), aging-in-place accommodations, or similar small-scale options may provide a limited way to address these needs without significantly altering the Township's overall housing character or creating development patterns that conflict with the Future Land Use Plan.

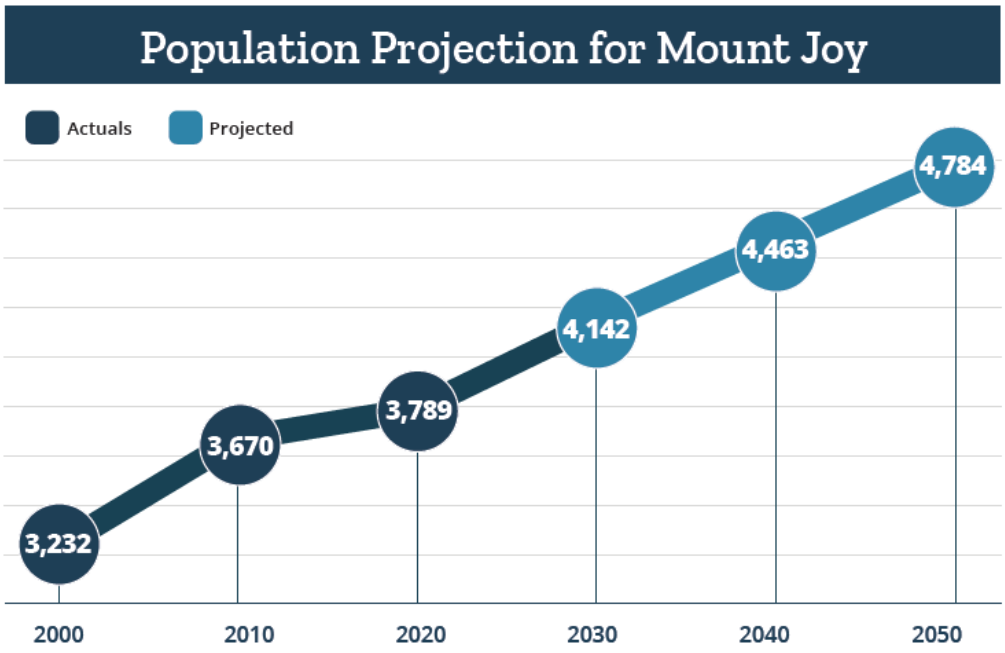
Findings

Mount Joy Township has experienced slow but steady growth in population over the last 20 years, with a population increase of approximately 18.5% since 2000. The 2024 ACS 5-year Estimates indicate that Mount Joy Township is approximately 26 square miles of land area with a population of 147.3 persons per square mile. Mount Joy Township has regularly outpaced statewide and county averages for population increases over the last 20 years.

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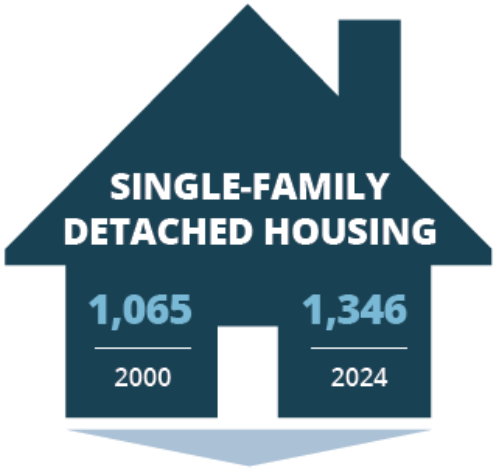
Population projection data from the PA Department of Environmental Protection (PA DEP) and Adams County indicate that Mount Joy Township is expected to continue a steady rate of growth similar to the last 20 years with an estimated 4,800 residents by 2050. Figure 1 highlights projected growth for Mount Joy Township compared with Adams County and Pennsylvania.

Figure 1: Population Projection



Source 1: U.S. Census Bureau

Housing plays a key role in the Comprehensive Plan, providing essential shelter for residents. The housing units within Mount Joy Township have remained steady from 2010 to 2024, with no significant growth. The Margin of Error (MOE) for 2024 census data places the housing unit count within range of the 2010 results. Without continued growth in housing units, Mount Joy Township could face a housing shortage when considering the projected population growth to 2050.



83%
OWNER OCCUPIED HOUSING units in Mount Joy Township in 2024.

17%
RENTER OCCUPIED HOUSING units in Mount Joy Township in 2024.

Objectives

- Encourage use of available Adams County and regional (South Central Community Action Programs) housing programs to assist residents with home maintenance costs.
- Expand housing options for all, especially the aging population currently residing in Mount Joy Township.

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CHAPTER 3: TRANSPORTATION PLAN

MPC Section 301.(a).3

Transportation Plan Goal

Maintain a safe and efficient transportation network that supports local mobility, improves key connections, and reflects the Township's rural character.

Overview

Mount Joy Township's transportation system reflects its rural setting, regional access needs, and connection to the broader Adams County transportation network. US 15 provides important north-south access to Gettysburg, Frederick, Maryland, and the Harrisburg region, while SR 97/Baltimore Pike serves as the key east-west and local corridor that supports residents, visitors, businesses, and agricultural activity. Beyond these major routes, the Township's transportation network is primarily composed of rural local roads that provide access to farms, neighborhoods, and open space areas.



Findings

Public input identified transportation considerations including narrow shoulders and traffic near commercial areas such as Sheetz and the Outlet Mall. Residents also mentioned high-crash intersections, speeding concerns, bicycle activity, and horse-and-buggy travel. The Transportation Plan focuses on maintaining safe and efficient mobility while preserving the Township's rural character. Coordinating with Adams County Transportation Planning Organization (ACTPO), PennDOT, and regional partners on roadway safety remains essential.

Two intersections were mentioned numerous times:

- **Sheetz Intersection** – the Sheetz intersection was mentioned as a challenge due to travelers along US 15 not being aware of how to access the parking lot and often resorting to dangerous maneuvers. The Township has expressed concerns with this intersection in the past.
- **Speelman-Klinger Rd and Hoffman Home Rd** – this intersection has seen a high rate of crashes and fatalities. Recent improvements include removing several large trees to improve visibility. However, the speed limit along Hoffman Home Rd and sight distance when approaching the intersection remain challenging for drivers.

Objectives

- Continue collaboration with ACTPO to remain involved in future roadway projects and communicate concerns.
- Explore the opportunity to improve signage and wayfinding for both the State Bicycle Route JS and other frequently used roadway segments.
- Focus on intersections and roadways where safety can be improved.

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CHAPTER 4: OPEN SPACE, CONSERVATION, NATURAL RESOURCE PLAN

MPC Section 301.(a).6

Open Space, Conservation, Natural Resource Plan Goal
Preserve open space, farmland, and natural resources while supporting conservation efforts that protect the Township's rural character, environmental quality, and community priorities.

Overview

Open space, conservation, and natural resources are central to Mount Joy Township's identity and long-term planning priorities. The Township's rural landscape is shaped by productive farmland, scenic views, wooded areas, waterways, historic resources, and open countryside that contribute to environmental quality and community character.

Preserving these resources supports the Township's agricultural heritage, protects sensitive natural areas and helps maintain water quality. Continued coordination with the Adams County Agricultural Preservation Program and Land Conservancy of Adams County can help protect farmland and important natural features.



This chapter focuses on conserving the landscapes and environmental resources that define Mount Joy Township while ensuring that open space, water resources, and recreational assets are planned in a way that supports residents.

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Findings

Mount Joy Township's agricultural landscape remains one of its defining assets, with preserved farmland and open space, active agricultural security areas, and continued participation in county farmland preservation efforts (Appendix A). These preservation efforts reflect a long-standing local and regional commitment to conserving productive farmland and limiting incompatible development in areas where agriculture remains the predominant land use.



These resources influence development suitability, stormwater management needs, water quality protection, and long-term environmental resilience. Together, the Township's preserved farmland, agricultural soils, and natural systems underscore the importance of coordinated land use planning.

The Township currently has no public recreation space. The Township owns the Mud College Schoolhouse property and has considered it for a park and recreation space for many years.

Objectives

- Continue collaboration with Adams County Agricultural Preservation program and Land Conservancy of Adams County.
- Maintain an active agricultural security area listing for Mount Joy Township.
- Develop Mud College Schoolhouse Park using the previously completed plan.

CHAPTER 5: COMMUNITY FACILITIES AND UTILITIES PLAN

MPC Section 301.(a).4 and 301.(b)

Community Facilities and Utilities Plan Goal
Ensure community facilities, utilities, and public services are planned and maintained to support Township needs.

Overview

Community facilities and utilities in Mount Joy Township reflect its rural development pattern, limited public infrastructure, and reliance on private systems. Most residences and businesses use on-lot septic systems and non-public water sources such as individual wells, making proper maintenance and permitting important for protecting groundwater and public health. Stormwater management is also a key consideration as development, agriculture, roadways, and changing runoff patterns affect drainage and erosion in downstream properties.



In accordance with Act 167, the Township's municipal stormwater management ordinance provides the local framework for managing runoff, though requirements have been identified as a barrier for some residents and farmers. Broadband access is another important utility need. Continued coordination with Adams County, internet service providers, and the Pennsylvania Broadband Development Authority is needed to address the remaining gaps in reliable high-speed internet service.

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Findings

Community facilities and utilities in Mount Joy Township reflect the Township's rural development pattern and dispersed residential areas. Unlike more urbanized communities, most residences and businesses rely on private, on-lot septic systems for wastewater disposal and non-public water systems such as individual wells. This reliance on private systems makes proper maintenance, permitting, and long-term planning especially important to protect groundwater resources, public health, and the Township's rural quality of life.

Sewage facilities planning is guided by Pennsylvania Act 537, which requires municipalities to plan for existing and future sewage disposal needs and to address potential malfunctioning systems. For Mount Joy Township, the Act 537 Plan provides the framework for evaluating sewage disposal conditions and ensuring that new development can be served by appropriate sewage facilities. Given the Township's reliance on on-lot septic systems, continued attention to Act 537 planning can help prevent future environmental or public health concerns while supporting development patterns that are consistent with the Future Land Use Plan.

Stormwater management is another important consideration for the Township because development and changing runoff patterns can affect drainage, erosion, water quality, and downstream properties. Pennsylvania Act 167 requires counties to prepare watershed-based stormwater management plans and municipalities to administer ordinances that are consistent with those plans. Mount Joy Township's municipal stormwater management ordinance provides the local regulatory tool for managing runoff associated with land development and site improvements. As the Township considers future land use, agricultural operations, and small-scale development, stormwater requirements should balance water resource protection with reasonable implementation for rural properties.

During the planning process, West Hempfield Township was referenced as an example of a municipality that amended its stormwater management requirements to better address the needs of rural property owners and agricultural operations. This example may help Mount Joy Township evaluate whether targeted amendments to its stormwater management ordinance could reduce unnecessary permitting burdens for smaller-scale improvements while continuing to meet water quality, runoff management, and Act 167 consistency requirements.

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Broadband access is also an increasingly important utility need for residents, farms, home-based businesses, students, emergency services, and visitors. While service is available in parts of the Township, gaps in reliable high-speed internet can limit economic opportunity, remote work, education, telehealth, and access to public information. Continued coordination with Adams County, internet service providers, and the Pennsylvania Broadband Development Authority will be important to identify underserved locations, pursue available funding, and support broadband expansion in a manner that improves connectivity.

Objectives

- Explore amending stormwater management ordinance to allow for certain construction of up to 20,000 square feet (cumulative) without extensive permitting and design.
- Explore broadband expansion throughout the Township.

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CHAPTER 6: ENERGY CONSERVATION PLAN

MPC Section 301.1

Energy Conservation Plan Goal
Promote practical energy conservation measures that support efficient resource use, reduce long-term costs, and align with the Township's rural character and community priorities.

Overview

Energy conservation in Mount Joy Township should focus on practical, locally appropriate measures that reduce long-term costs, improve efficiency, and support responsible resource use without changing the Township's rural character. Consistent with the Pennsylvania Municipalities Planning Code, this chapter considers how land use, transportation, community facilities, utilities, housing, and economic development decisions can affect present and future energy use.

Opportunities may include completing a municipal energy audit and encouraging energy-efficient construction. Residents have expressed concerns about large-scale land use changes. Energy conservation strategies should be carefully scaled and compatible with farmland preservation, open space protection and the overall Future Land Use Plan.

Findings

Mount Joy Township currently conducts one recycling and donation event per year. This event is usually held in partnership with other organizations and allows residents to bring items such as electronics, clothes, furniture, cardboard, appliances, and more to be shared with those in need.

Objectives

- Consider a municipal energy audit to identify cost-saving opportunities.
- Promote energy-efficient construction methods throughout municipal-owned properties, residents, and developers.

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CHAPTER 7: ECONOMIC DEVELOPMENT PLAN

Economic Development Plan Goal

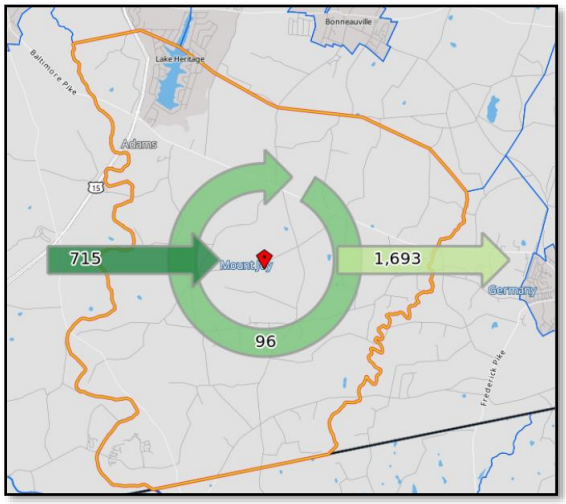
Support appropriate economic development opportunities that strengthen the local economy, complement the Township's rural and historic character, and align with the Future Land Use Plan.

Overview

Economic development in Mount Joy Township should build on the community's agricultural heritage, rural landscape, historic setting, and strategic location near Gettysburg and regional transportation corridors. Rather than pursuing broad or incompatible development, the Township's economic development approach should focus on appropriately scaled opportunities that strengthen the local tax base, support existing residents and businesses, and remain consistent with the Future Land Use Plan.

Agriculture-related businesses, roadside markets, and agrotourism can help sustain working farms while creating limited economic opportunities that reinforce the Township's identity. The Township may also consider commercial and mixed-use development in designated growth areas, particularly where infrastructure, access, and land use compatibility can support business activity without expanding development pressure into agricultural or conservation areas.

Public/private partnerships, including opportunities related to the Pennsylvania Agricultural Discovery Center and the Gettysburg tourism economy, may provide additional ways to connect agriculture, education, tourism, local businesses, and workforce development while preserving the character that residents value.



Findings

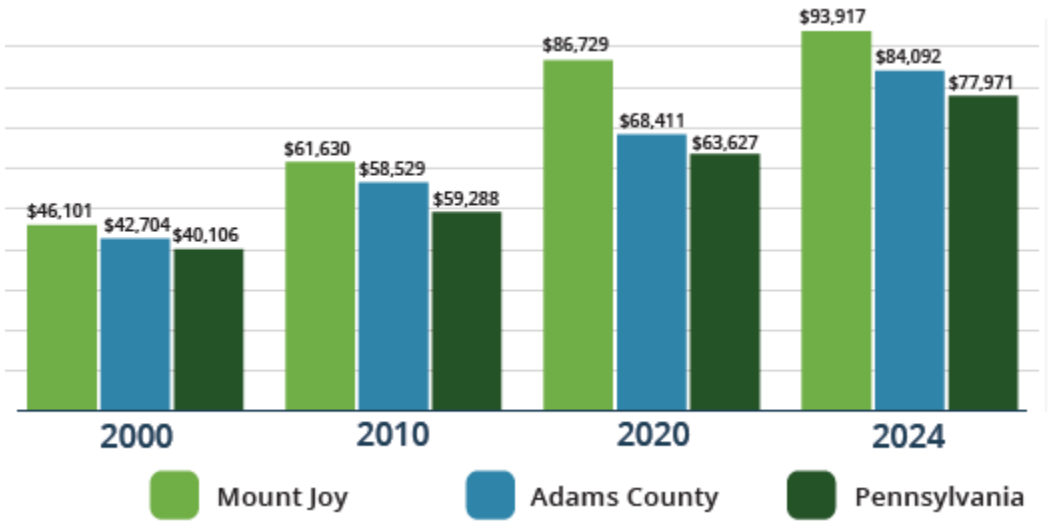
According to the Census OnTheMap tool, 1,693 workers leave the Township for employment rather than working within the Township, while only 715 employees enter the Township. The flow of employees out of the Township is an indicator that there is a lack of economic and employment

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opportunity currently within the Township. Spending and consumer activities are more likely to happen outside of the Township limits.

The median income in Mount Joy Township (shown in Figure 2) has consistently outpaced county and state averages since 2000.

Figure 2: Median Income



Source 2: U.S. Census Bureau

Objectives

- Encourage agrotourism and agrobusinesses throughout the Township through zoning updates.
- Foster public/private partnerships to support development of the Ag Discovery Center and other similar economic development opportunities.
- Streamline business permitting roadmap for small businesses in the Township.

MPC COMPLIANCE

Compliance Statements

INTERRELATIONSHIPS

The individual plan components and chapters comprising the Plan will work together to guide the Township's future growth and development. As mandated by Section 301(4.1) of the PA MPC, comprehensive plans shall discuss the interrelationships among the various plan components. This demonstrates that the components of the Plan are integrated and do not conflict with one another in terms of goals, policies, or recommended courses of action. The compatibility between commercial and residential areas is connected to the pedestrian and vehicular circulation network. Providing adequate community facilities and services accommodates existing and future residents and businesses. Therefore, the various components of this Plan have been carefully interrelated and remain consistent with the Adams County Comprehensive Plan and the PA MPC requirements.

CONSISTENCY WITH SURROUNDING COMMUNITIES

In updating the Future Land Use maps, adjoining municipalities were reviewed to ensure compatibility between jurisdictions. The plan was also provided to all surrounding communities to provide feedback throughout the planning process.

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IMPLEMENTATION STRATEGY

To achieve the vision, goals, and objectives, a well-coordinated and focused implementation strategy is essential. This will enable the Township to make significant progress in achieving the community objectives outlined above.

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Chapter 1: Future Land Use					
Goal: Establish clear guidance for where and how future development should occur to support orderly growth, protect community character, and align land use decisions with Township priorities.					
Objective	**Action Steps**	**Lead Agency**	**Partner(s)**	**Timeframe**	**Funding Sources**
Enact amendments to municipal Zoning Ordinance to ensure consistency with the Future Land Use Plan.	Complete ongoing process of updating the Zoning Ordinance.	Mount Joy Township	Adams County	Near-term (0-3 years)	Municipal General Funds
	Consider modifications to the Zoning Ordinance to provide additional guidance for historic properties and maintain historical property listing at Township level.	Mount Joy Township	Adams County	Near-term (0-3 years)	Municipal General Funds
	Explore opportunity to develop an Official Map as a planning tool for the future.	Mount Joy Township	Adams County	Mid-term (4-7 years)	Municipal General Funds
Enact amendments to the municipal Subdivision and Land Development Ordinance (SALDO) to ensure consistency with the Future Land Use Plan.	Pursue technical expertise to update SALDO.	Mount Joy Township	Adams County	Near-term (0-3 years)	Municipal General Funds, Department of Community and Economic Development (DCED) Municipal Assistance Program (MAP)

Chapter 2: Housing Plan					
Goal: Guide housing policy in a manner that maintains the Township's existing residential character, supports the needs of current and future residents, and aligns housing decisions with infrastructure capacity, environmental stewardship, and the Future Land Use Plan.					
Objective	**Action Steps**	**Lead Agency**	**Partner(s)**	**Timeframe**	**Funding Sources**
Encourage use of available Adams County and regional (South Central Community Action Programs) housing programs to assist residents with home maintenance costs.	Develop a public outreach strategy to make residents aware of opportunities for assistance.	Mount Joy Township	Adams County, South Central Community Action Programs (SCCAP)	Near-term (0-3 years)	Municipal General Funds
Expand housing options for all, especially the aging population currently residing in Mount Joy Township.	Encourage public/private partnerships to develop more housing options. Promote mixed-use zoning in future zoning ordinance updates and investigate the possibilities of Accessory Dwelling Units (ADUs).	Mount Joy Township	Private Developers and Adams County	Near-term (0-3 years)	Municipal General Funds, DCED MAP Funds

Chapter 3: Transportation Plan					
Goal: Maintain a safe and efficient transportation network that supports local mobility, improves key connections, and reflects the Township's rural character.					
Objective	**Action Steps**	**Lead Agency**	**Partner(s)**	**Timeframe**	**Funding Sources**
Continue collaboration with Adams County Transportation Planning Organization (ACTPO) to remain involved in future roadway projects and communicate concerns.	Attend regular meetings with ACTPO and request frequent coordination on any issues that may arise.	Mount Joy Township, ACTPO	PennDOT	Near-term (0-3 years)	Municipal General Funds, Transportation Improvement Program (TIP)
	Investigate the impacts of more frequent use of steel-wheeled buggies on roadways.	Mount Joy Township, ACTPO	PennDOT	Mid-term (4-7 years)	Municipal General Funds, Asphalt Pavement Alliance
Explore the opportunity to improve signage and wayfinding for both the State Bicycle Route JS and other frequently used roadway segments.	Begin coodination with PennDOT and ACTPO to install signage and wayfinding throughout township.	Mount Joy Township	ACTPO, PennDOT	Mid-term (4-7 years)	Transportation Alternatives Set-Aside (TASA), Mulitmodal Transportation Fund (MTF), DCED MAP
Focus on intersections and roadways where safety can be improved.	Continue conversations with PennDOT and ACTPO for improvements and apply for funding opportunities.	Mount Joy Township	ACTPO, PennDOT	Long-term (8-10 years)	MTF

Chapter 4: Open Space, Conservation, and Natural Resource Plan					
Goal: Preserve open space, farmland, and natural resources while supporting conservation efforts that protect the Township's rural character, environmental quality, and community priorities.					
Objective	**Action Steps**	**Lead Agency**	**Partner(s)**	**Timeframe**	**Funding Sources**
Continue collaboration with Adams County Agricultural Preservation program and Land Conservancy of Adams County.	Provide promotion and collaboration as needed for additional farms to participate in the programs.	Mount Joy Township, Adams County	Adams County	Near-term (0-3 years)	Land Acquisition and Conservation Grants through the Department of Conservation and Natural Resources (DCNR)
Maintain an active agricultural security area listing for Mount Joy Township.	Regularly update agricultural security areas listing for the township to be shared with Adams County when needed for preservation efforts.	Mount Joy Township	Adams County	Mid-term (4-7 years)	Municipal General Funds
	Continue conducting inspections for the agricultrual security areas on a bi-annual basis.				
	Explore opportunities to increase agricultural security area participation in areas that are zoned for agriculture.				
Develop Mud College Schoolhouse Park using previously completed plan.	Implement park plans that were previously developed to create a recreational space for residents through grant programs.	Mount Joy Township	PA DCNR	Near-term (0-3 years)	Community Conservation Partnerships Program (C2P2), Small Community Development (SC), Land and Water Conservation Fund (LWCF)

Chapter 5: Community Facilities and Utilities Plan					
Goal: Ensure community facilities, utilities, and public services are planned and maintained to support Township needs.					
Objective	**Action Steps**	**Lead Agency**	**Partner(s)**	**Timeframe**	**Funding Sources**
Explore amending stormwater management ordinance to allow for certain construction of up to 20,000 square feet (cumulative) without extensive permitting and design.	Include the update in the ongoing zoning update.	Mount Joy Township	Adams County	Near-term (0-3 years)	Municipal General Funds, DCED MAP
Explore broadband expansion throughout the Township.	Conduct studies or research on funding and expansion opportunities through providers and PA Broadband Authority.	Mount Joy Township	PA Broadband Authority, Adams County	Mid-term (4-7 years)	PA Broadband Authority

Chapter 6: Energy Conservation Plan					
Goal: Promote practical energy conservation measures that support efficient resource use, reduce long-term costs, and align with the Township's rural character and community priorities.					
Objective	**Action Steps**	**Lead Agency**	**Partner(s)**	**Timeframe**	**Funding Sources**
Consider a municipal energy audit to identify cost-saving opportunities.	Pursue assistance with completing a municipal energy audit.	Mount Joy Township	N/A	Mid-term (4-7 years)	Municipal Opportunities for Retrofits and Energy Efficiency (MORE) Program
Promote energy efficient rehabilitation and contstruction on older properties throughout the municipality.	Coordinate with SCCAP to identify funding opportunities.	Mount Joy Township	PA DCED; SCCAP	Near-term (0-3 years)	Municipal General Funds; DCED Grants

Chapter 7: Economic Development Plan					
Goal: Support appropriate economic development opportunities that strengthen the local economy, complement the Township's rural and historic character, and align with the Future Land Use Plan.					
Objective	**Action Steps**	**Lead Agency**	**Partner(s)**	**Timeframe**	**Funding Sources**
Encourage agrotourism and agrobusinesses throughout the Township through zoning updates.	Consider updates to ongoing zoning project to provide incentives for agrobusinesses.	Mount Joy Township	Adams County	Near-term (0-3 years)	Municipal General Funds
Foster public/private partnerships to support development of the Ag Discovery Center and other similar economic development opportunities.	Engage early with developers about permitting processes.	Mount Joy Township	Private Developers	Near-term (0-3 years)	Municipal General Funds
Streamline business permitting roadmap for small businesses in the Township.	Update existing documents to ensure ease of use for residents and business owners.	Mount Joy Township	Adams County	Near-term (0-3 years)	Municipal General Funds

APPENDIX ITEMS

Appendix A: Mount Joy Township Today Report

Appendix B: Public Engagement Summary

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MOUNT JOY TOWNSHIP TODAY REPORT

Comprehensive Plan Update



MT JOY TOWNSHIP
ADAMS COUNTY PA

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INTRODUCTION

The Today Report for Mount Joy Township offers a detailed review of the Township's past, present, and projected trends in population, housing, employment, community facilities, utilities, transportation, parks, and land use. The Today Report, along with public survey results and Steering Committee input, will help shape the final Comprehensive Plan's goals, actions, and recommendations for the Township over the next 10 years.

Regional Location

Mount Joy Township is located in southern Adams County, Pennsylvania within the south-central region of the state. Nearby the Borough of Gettysburg, Mount Joy Township is part of the Gettysburg National Military Park. Originally created as part of York County, Mount Joy Township became part of the newly formed Adams County in 1800.

The Township is approximately 26 square miles and houses approximately 3,800 people as of the 2024 American Community Survey (ACS) 5-Year Estimates[1]. Mount Joy Township has primarily a rural, agriculture-focused landscape that has continued for generations. In the northwest corner of the Township, U.S. Route 15 connects the Township by providing key access to locations such as Frederick, Maryland and the Harrisburg metropolitan area. State Route 97 provides an east to west corridor and is a key corridor for visitors heading to tourism opportunities in Gettysburg or Maryland.

[1] Census Data may have a margin of error on reported datasets.

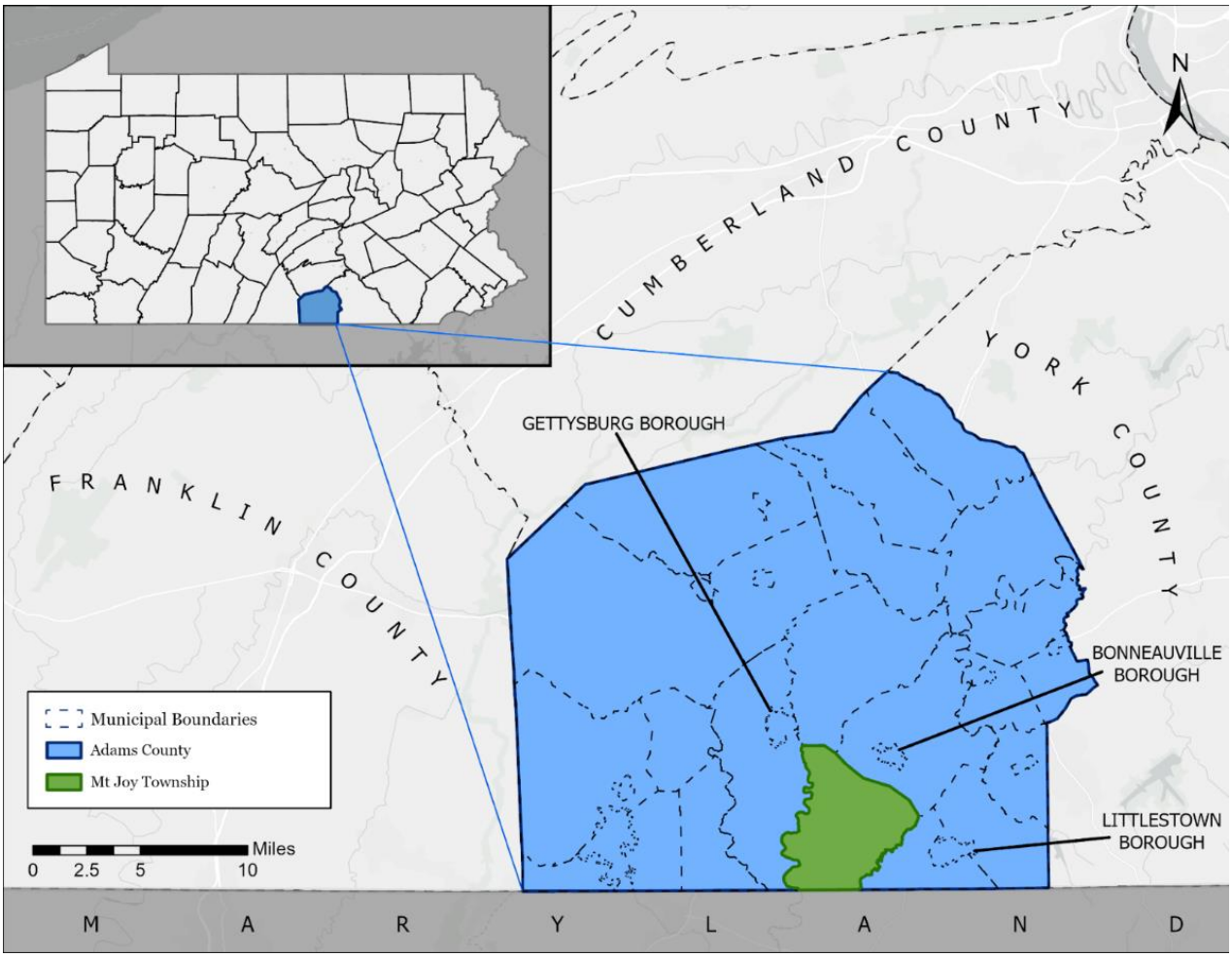


Figure 1: Regional Location

POPULATION

Mount Joy Township has experienced slow but steady growth in population over the last 20 years, with a population increase of approximately 18.5% since 2000. The 2024 ACS 5-year Estimates indicate that Mount Joy Township is approximately 26 square miles of land area with a population of 147.3 persons per square mile. Table 1 highlights the population change for Mount Joy Township, Adams County, and Pennsylvania for comparison. Mount Joy Township has regularly outpaced statewide and county averages for population increases over the last 20 years.

Table 1: Population 2000 - 2024

	Mount Joy Township	Adams County	Pennsylvania
Total Land Area (square miles)	**26.0**	518.7	44,742.4
Population per Square Mile (2024 ACS 5-year Estimates)	**147.3**	204.6	292.3
Total Population by Census Year			
2000	**3,232**	91,292	12,281,054
2010	**3,632**	100,839	12,612,705
2020	**3,724**	102,627	12,794,885
2024	**3,830**	106,115	13,078,751
Population Change			
2000-2010	**400**	9,547	331,651
2010-2020	**92**	1,788	182,180
2020-2024	**106**	3,488	283,866
2000-2024	**598**	14,823	797,697
Percent Population Change			
2000-2010	**12.4%**	10.5%	2.7%
2010-2020	**2.5%**	1.8%	1.4%
2020-2024	**2.8%**	3.4%	2.2%
2000-2024	**15.6%**	14.0%	6.1%

Source: U.S. Census Bureau ACS 5-year Estimates and Decennial Censuses

Population Projection

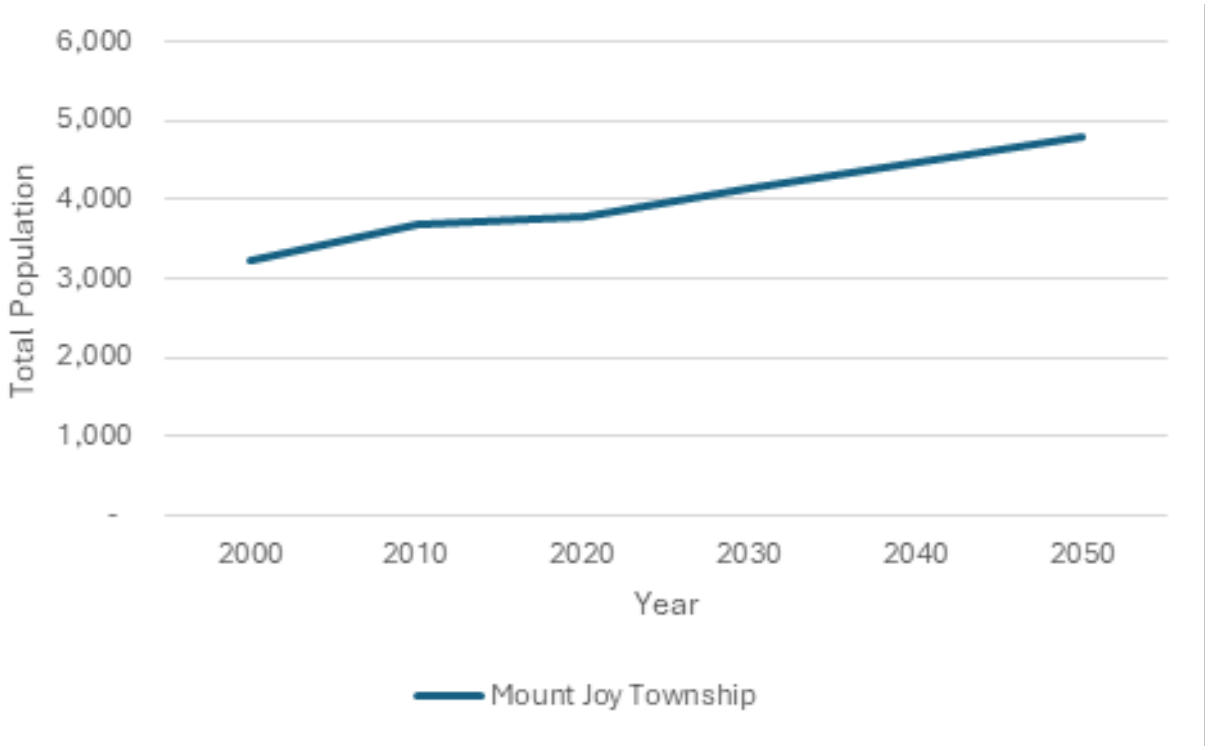
Population projection data from the PA Department of Environmental Protection (PA DEP) and Adams County indicate that Mount Joy Township is expected to continue a steady rate of growth similar to the last 20 years with an estimated 4,800 residents by 2050. Figure 2 and Table 2 highlight the projected growth for Mount Joy Township in comparison to Adams County and Pennsylvania.

Table 2: Population Projections to 2050

	2000	2010	2020	2030	2040	2050	Population Change (2020-2050)
Mount Joy Township	**3,232**	**3,670**	**3,789**	**4,142**	**4,463**	**4,784**	**995**
Adams County	91,292	101,407	103,852	111,347	118,562	125,778	21,926
Pennsylvania	12,281,054	12,612,705	12,994,440	13,185,540	13,226,568	13,195,897	201,457

Source: PA DEP and Adams County

Figure 2



Source: PA DEP and Adams County

Population by Age

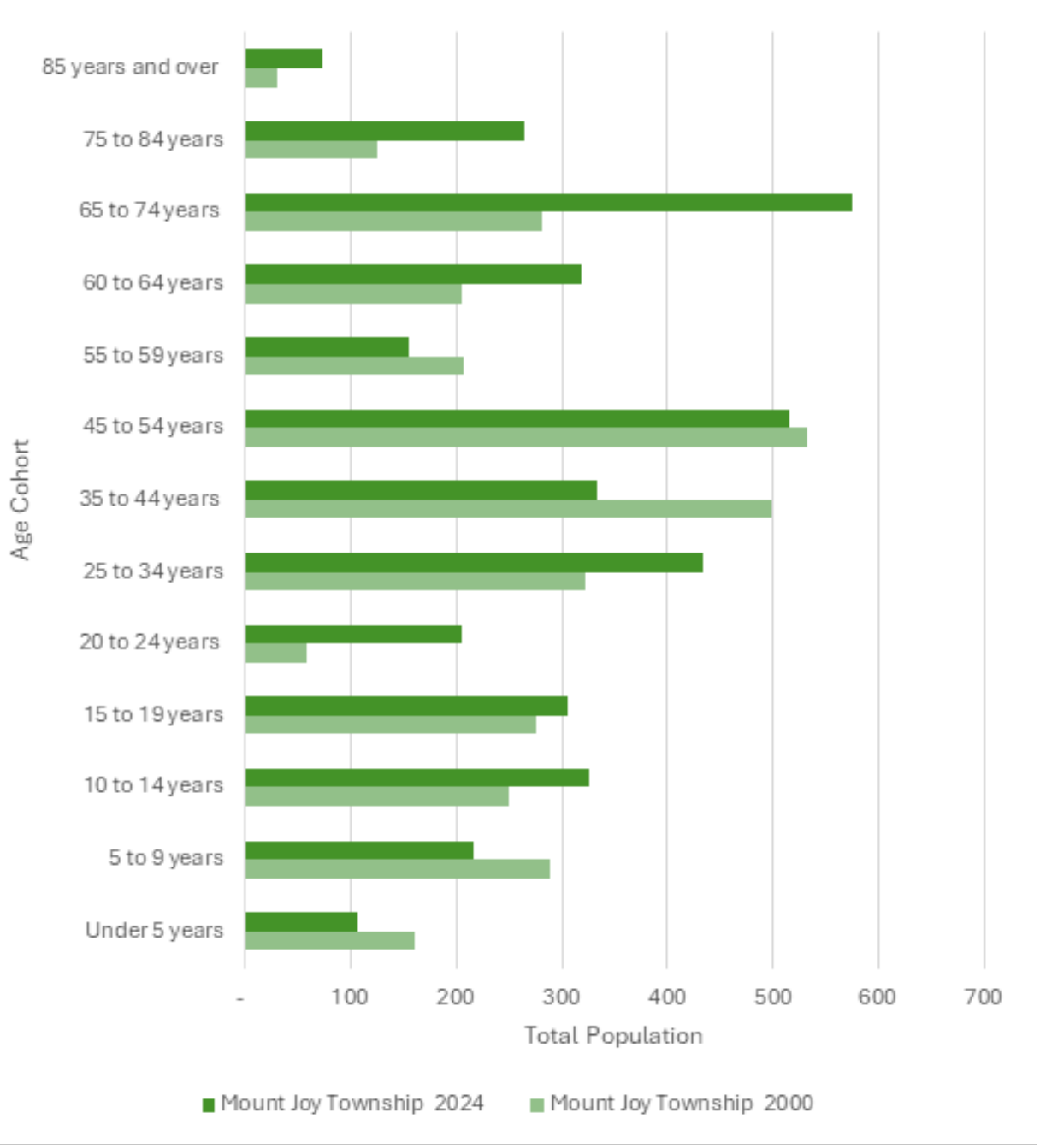
Population by age is a valuable characteristic for estimating the impacts and requirements of various segments of municipal and regional populations. State and national averages are trending toward older populations due to a general decline in birth rates and the aging of the large baby boomer generation. Mount Joy Township's population is aging but also has a mixture of younger populations. The 60-85+ age group has seen the most significant growth from 2000-2024. Mount Joy Township's median age has declined from recent years to 44.8 years.

Table 3: Total Population by Age Cohort 2000-2024

Age Cohort	Mount Joy Township		Adams County	
	2000	2024	2000	2024
Under 5 years	160	106	5,375	4,889
5 to 9 years	288	216	6,140	5,911
10 to 14 years	249	325	7,168	5,918
15 to 19 years	275	306	6,794	7,469
20 to 24 years	58	206	5,642	7,069
25 to 34 years	322	434	11,352	11,545
35 to 44 years	499	334	15,039	11,583
45 to 54 years	532	516	12,734	12,682
55 to 59 years	207	155	4,608	7,530
60 to 64 years	205	318	3,760	8,379
65 to 74 years	281	575	6,706	13,822
75 to 84 years	126	265	4,374	6,761
85 years and over	30	74	1,600	2,547

Source: ACS 5-Year Estimates and Decennial Census

Figure 3



Source: ACS 5-Year Estimates and Decennial Census

Table 4: Median Age 2000-2024

	2000	2010	2020	2024	Change 2000-2024
Mount Joy Township	**40.7**	**48.8**	**48.0**	**44.8**	**10.1%**
Adams County	37.1	40.2	44.0	43.7	17.8%
Pennsylvania	38.0	39.8	40.9	40.9	7.6%

Source: ACS 5-Year Estimates and Decennial Censuses

Race and Ethnicity

Mount Joy Township has become more diverse over the last decade. In 2010, the Township was 98.6% White. By 2024, that percentage has now dropped to 93.8%. Table 5 highlights the racial and ethnic composition of Mount Joy Township.

Table 5: Race and Ethnicity 2010-2024

	2010		2024	
	Total	% of Total	Total	% of Total
White	3,582	98.60%	3,592	93.80%
Black or African American	8	0.20%	57	1.50%
American Indian or Alaska Native	0	0	23	0.60%
Asian	50	1.40%	109	2.80%
Native Hawaiian and Other Pacific Islander	0	0	0	0
Hispanic or Latino (of any race)	0	0	348	9.1%

Source: ACS 5-Year Estimates and Decennial Census

HOUSING

Housing plays a key role in the Comprehensive Plan, providing not only essential shelter for residents but also serving as a primary family asset and forming the foundation for local taxes in most communities. The housing units within Mount Joy Township have remained steady from 2010-2024 with no significant growth. The Margin of Error (MOE) for 2024 data places the housing unit count within range of the 2010 results. Without continued growth in housing units, Mount Joy Township could face a housing shortage when considering the projected population growth to 2050. Table 6 shows the comparison of housing unit growth across Mount Joy Township, Adams County, and Pennsylvania.

Table 6: Total Housing Units 2000-2024

	2000	2010	2020
Mount Joy Township	**1,267**	**1,568**	**1,538**
Adams County	35,831	40,352	42,525
Pennsylvania	5,249,750	5,537,308	5,713,345

Source: ACS 5-Year Estimates and Decennial Censuses

Table 7 shows the occupied and vacant housing units from 2000-2024. There has been an increase in vacant units documented for 2024 despite the Township's steady growth. Table 8 highlights the ebb and flow of owner-occupied housing units compared to renter-occupied housing units.

Table 7: Occupied and Vacant Housing Units 2000-2024

	Owner-Occupied Housing Units				Vacant Housing Units			
	2000	2010	2020	2024	2000	2010	2020	2024
Mount Joy Township	**1,191**	**1,490**	**1,453**	**1,435**	**76**	**78**	**85**	**121**
Adams County	33,652	38,331	39,628	40,841	2,179	2,021	2,897	2,831

Source: ACS 5-Year Estimates and Decennial Censuses

Table 8: Owner Occupied vs Renter Occupied Housing Units 2000-2024

	Owner-Occupied Housing Units				Renter-Occupied Housing Units			
	2000	2010	2020	2024	2000	2010	2020	2024
Mount Joy Township	**1,019**	**1,275**	**1,224**	**1,231**	**172**	**215**	**209**	**204**
Adams County	25,853	29,813	30,850	32,214	7,799	8,518	8,778	8,627

Source: ACS 5-Year Estimates and Decennial Censuses

Types of Housing

Mount Joy Township is primarily composed of single-family detached homes. According to the ACS 5-Year Estimates, there has been a reduction in the availability of alternative housing options including townhomes and multi-family dwellings. As the population of Mount Joy Township ages, there are limited opportunities for seniors to remain in their community without the demands of a single-family detached home.

Table 9: Types of Dwelling Units 2000-2024

	Mount Joy Township	
Dwelling Unit	2000	2024
Single-Family Detached	1,065	1,346
Single-Family Attached	13	47
Duplex	-	-
Townhome (3-9 Units)	13	-
Multi-Family Dwellings (10-19 Units)	21	-
Apartment Building (20+ Units)	-	-
Manufactured Homes	79	42

Source: ACS 5-Year Estimates and Decennial Censuses

The housing stock in Mount Joy Township has been slow to increase. Most of the homes were constructed from 1960-2009. According to ACS 5-Year Estimates, the median rent in 2024 was $1,341 and the median home value in 2024 was $331,800.

Table 10: Age of Housing Stock

Build Year	Mount Joy Township	Adams County
2020 or later	18	1,098
2010-2019	60	3,840
2000-2009	269	6,420
1980-1999	374	11,105
1960-1979	453	8,070
1940-1959	106	5,211
Before 1939	155	6,375

Source: ACS 5-Year Estimates

ECONOMIC AND SOCIOECONOMICS

According to the Census OnTheMap tool (Figure 4), 1,693 workers leave the Township for employment rather than working within the Township. The flow of employees out of the Township is an indicator that there is a lack of economic and employment opportunity currently within the Township. So, while the property taxes are maintained within the Township, spending and consumer activities are more likely to happen outside of the Township limits.

Figure 4: Inflow/Outflow Analysis of Employment

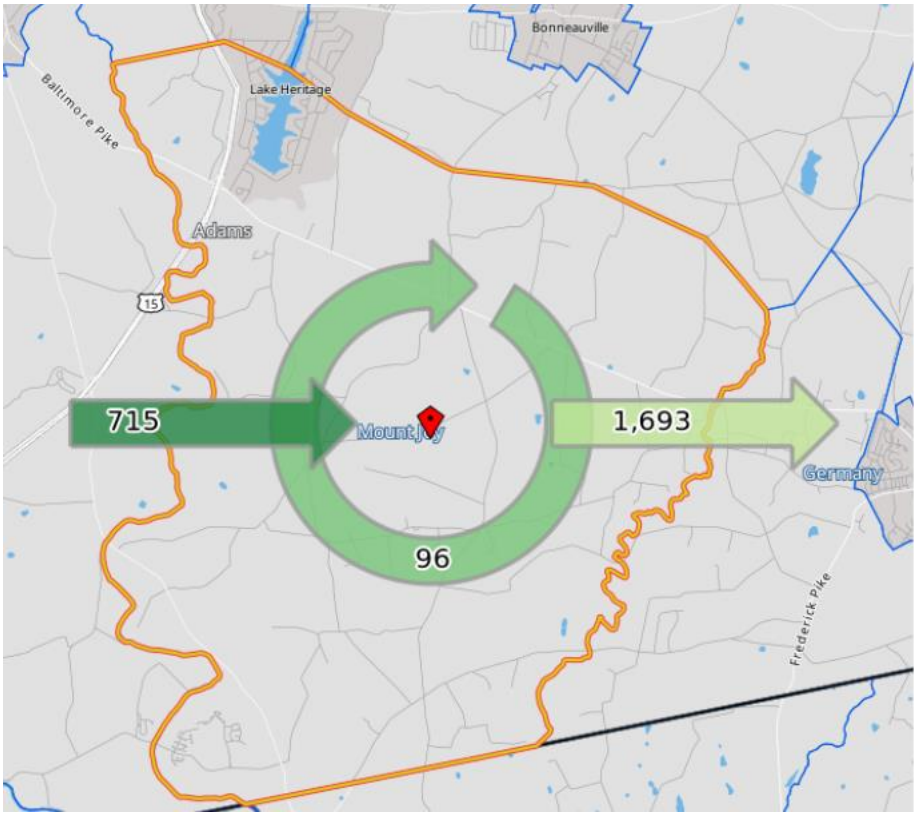


Figure 4: Inflow/Outflow Analysis of Employment

Source: OnTheMap Census

Industry Location Quotient

Industry Location Quotients (LQ) measure an area's economic specialization relative to the U.S. average. An LQ greater than 1 indicates that a community has a higher concentration of jobs held by residents in that industry than the nation.

Within Mount Joy Township, the industries with the highest LQ values are manufacturing and production, transportation, and material moving. A complete list of LQs for Mount Joy Township is shown below in Table 11.

Table 11: Employment by Industry Mount Joy Township

Employment by Industry	Mount Joy Township		Location Quotient
	Estimate	Percent	
Civilian employed population 16 years and over	1,959		
Management, business, science, and arts occupations	701	35.80%	0.82
Service occupations	275	14.00%	1.03
Sales and office occupations	389	19.90%	1.23
Natural resources, construction, and maintenance occupations	133	6.80%	0.79
Production, transportation, and material moving occupants	461	23.50%	2.28
Agriculture, forestry, fishing, hunting, and mining	59	3.00%	1.08
Construction	89	4.50%	0.33
Manufacturing	275	14.00%	2.23
Wholesale Trade	35	1.80%	0.63
Retail Trade	274	14.00%	1.44

Transportation and warehousing, and utilities	166	8.50%	1.09
Information	62	3.20%	1.22
Finance and insurance, and real estate, rental, and leasing	121	6.20%	0.54
Professional, scientific, and management, administrative and waste management services	112	5.70%	0.47
Educational services, healthcare, and social assistance	328	16.70%	1.58
Arts, entertainment, recreation, accommodation, and food services	127	6.50%	1.03
Other services, except public administration	119	6.10%	1.75
Public administration	192	9.80%	1.63

Source: ACS 5-Year Estimates

Tables 12 through 15 indicate that Mount Joy Township households are generally well positioned economically but remain highly dependent on personal vehicles. More than half of households have three or more vehicles available (52.7%), while only 1.5% have no vehicle. Median household income increased from $46,101 in 2000 to $93,917 in 2024, exceeding both Adams County ($84,092) and Pennsylvania ($77,971). Educational attainment is also strong, with 94.4% of residents age 25 and older holding at least a high school diploma; however, the share with a bachelor's degree or higher (24.2%) is slightly below the county rate and substantially below the statewide rate. Labor force participation matches Adams County at 63.7%, while the Township has a higher employment rate (62.8%) and a lower unemployment rate (0.9%).

Table 12: Vehicles Available per Household

	Mount Joy Township	Adams County
No Vehicles Available	1.5%	1.4%
1 Vehicle Available	8.4%	12.2%
2 Vehicles Available	37.4%	36.1%
3 or more Vehicles Available	52.7%	49.6%

Table 13: Median Income 2000-2024

	Mount Joy Township	Adams County	Pennsylvania
2000	$ 46,101	$ 42,704	$ 40,106
2010	$ 61,630	$ 56,529	$ 49,288
2020	$ 86,729	$ 68,411	$ 63,627
2024	$ 93,917	$ 84,092	$ 77,971

Table 14: Educational Attainment Level

Education Levels	Mount Joy Township	Adams County	Pennsylvania
Population 25 years and over	2,671	74,849	9,189,697
Less than 9th grade	65	2,279	262,844
9th to 12th grade, no diploma	84	4,160	460,299
High school graduate (includes equivalency)	907	29,899	3,026,419
Some college, no degree	321	12,457	1,389,233
Associate's degree	279	6,772	819,535
Bachelor's degree	610	11,143	1,917,031
Graduate or professional degree	405	8,139	1,314,336

High school graduate or higher	94.4%	91.4%	92.1%
Bachelor's degree or higher	24.2%	25.8%	35.2%

Table 15: Labor Force and Employment

Labor Force	Mount Joy Township		Adams County	
	Individuals	% of Total	Individuals	% of Total
Population 16 years and over	3,119	-	88,081	-
Civilians in Labor Force	1,987	63.70%	56,128	63.70%
Employed	1,959	62.80%	54,143	61.50%
Unemployed	28	0.90%	1,885	2.10%

COMMUNITY FACILITIES AND SERVICES

Police

Mount Joy Township is served by the Pennsylvania State Police. There are no local police services available within the Township.

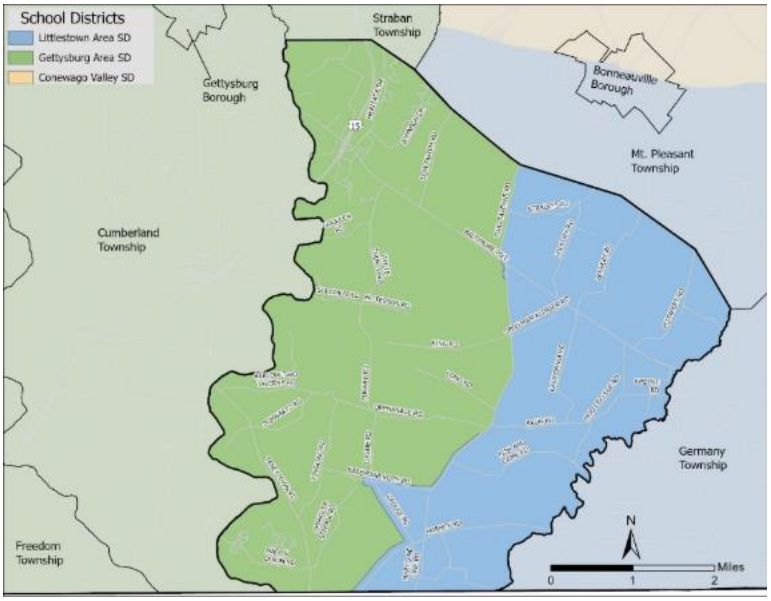
Fire and Emergency Medical Services

Currently there are no fire companies or stations located within Mount Joy Township with four companies and stations from the surrounding townships providing essential fire coverage. There are two hospital facilities nearby to the Township including WellSpan Gettysburg Hospital and UPMC Hanover Hospital.

Educational Facilities

Mount Joy Township is split between two school districts – Littlestown Area School District and Gettysburg Area School District. There are no schools located within the Township for either school district. Also in surrounding municipalities, residents of Mount Joy Township have access to Gettysburg College and Adams County Technical Institute.

Figure 5: School District Map



Utilities

SEWER

The Township has an Act 537 Plan in place. The Act 537 Plan has been implemented by adoption of an ordinance providing for on-lot septic pumping regulations as required by the ACT 537.

Most properties in Mount Joy Township rely upon on-lot septic systems. As seen on the "Soil Limitations for On-Lot Septic Systems Map," the vast majority of Mount Joy Township has serious limitations for conventional on-lot septic system drain fields. Many property-owners have had difficulty obtaining suitable percolation tests for septic systems for new homes. When septic systems are allowed, they are often an above-ground mound system. A few individual spray irrigation systems have also been built, where treated sewage effluent is sprayed on an open area when weather permits. Spray irrigation can be desirable because it encourages recharge into the groundwater.

The Lake Heritage development, Gettysburg Village Outlet Mall and adjacent homes are served by the White Run Regional Municipal Authority sewage system. The Authority also serves a few users in Straban and Mount Pleasant Townships, in addition to parts of Lake Heritage that extend into those townships. The Authority operates a treatment plant along the White Run creek adjacent to the Outlet Mall. In 2002, the treatment plant was expanded in capacity from 165,000 gallons per day to 330,000 gallons per day. As of 2013,

the system had an approximate average daily peak flow of 164,000 gallons per day. A substantial portion of the treatment capacity is reserved for use by remaining lots in Lake Heritage and additional phases of the Outlet Mall.

The Links at Gettysburg treatment plant is maintained by Little Washington Sewer Company, an affiliate of Aqua Pennsylvania, a public utility, and was permitted for 120,000 gallons per day. Currently there are approximately 150 units built with flows of 13,800 gallons per day (13,800 ÷150 = 92.0 gallons per day per unit). With this calculation, the plant can handle almost 1,304 units (120,000 -1,304 = 92.02 gallons per day per unit).

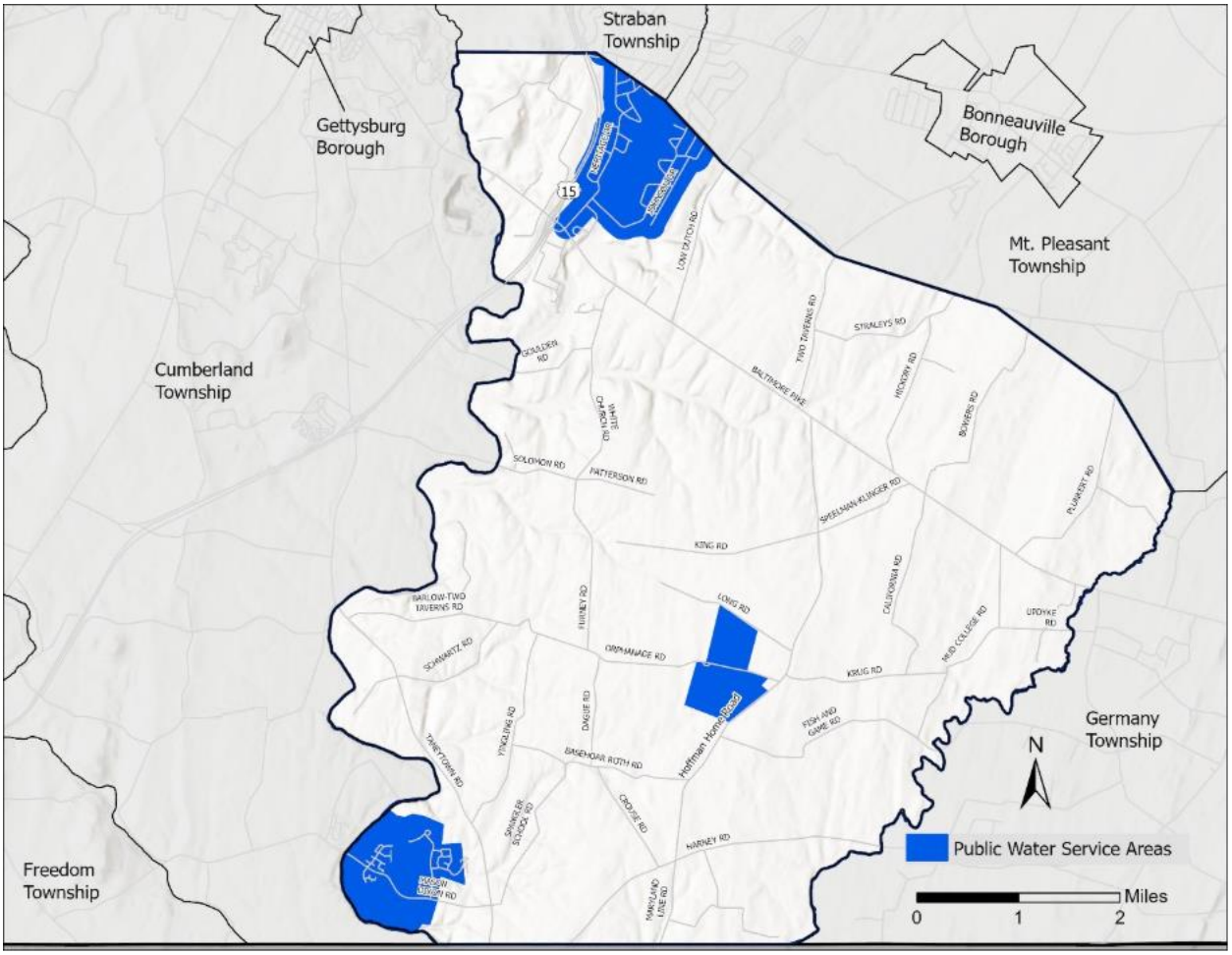
WATER

Currently there are three areas in the Township served by public water services including Lake Heritage, the Links at Gettysburg, and Hoffman Homes for Youth. The remainder of residents rely on well water.

The Pennsylvania American Water Company (PAWC), a public utility, operates the water system that serves the Lake Heritage area. PAWC took over a system that had been operated by Citizens Utilities Water Company. This system utilizes a set of two wells. In 2013, the system had a safe yield of 396,000 gallons per day and an approximate average daily peak usage of 110,284 gallons per day. PAWC is currently seeking approval from the Pennsylvania Department of Environmental Protection for expansion of its service territory to include additional commercial property located at the northeast quadrant of the U.S. Route 15/-State Road 97 interchange.

Public water supply is provided to The Links at Gettysburg by Aqua Pennsylvania, a public utility.

Figure 6: Public Water Service Area



WASTE MANAGEMENT AND RECYCLING

All trash pickup within Mount Joy Township is through privately owned companies arranged by each resident. Mount Joy Township also hosts an annual recycling event in the spring.

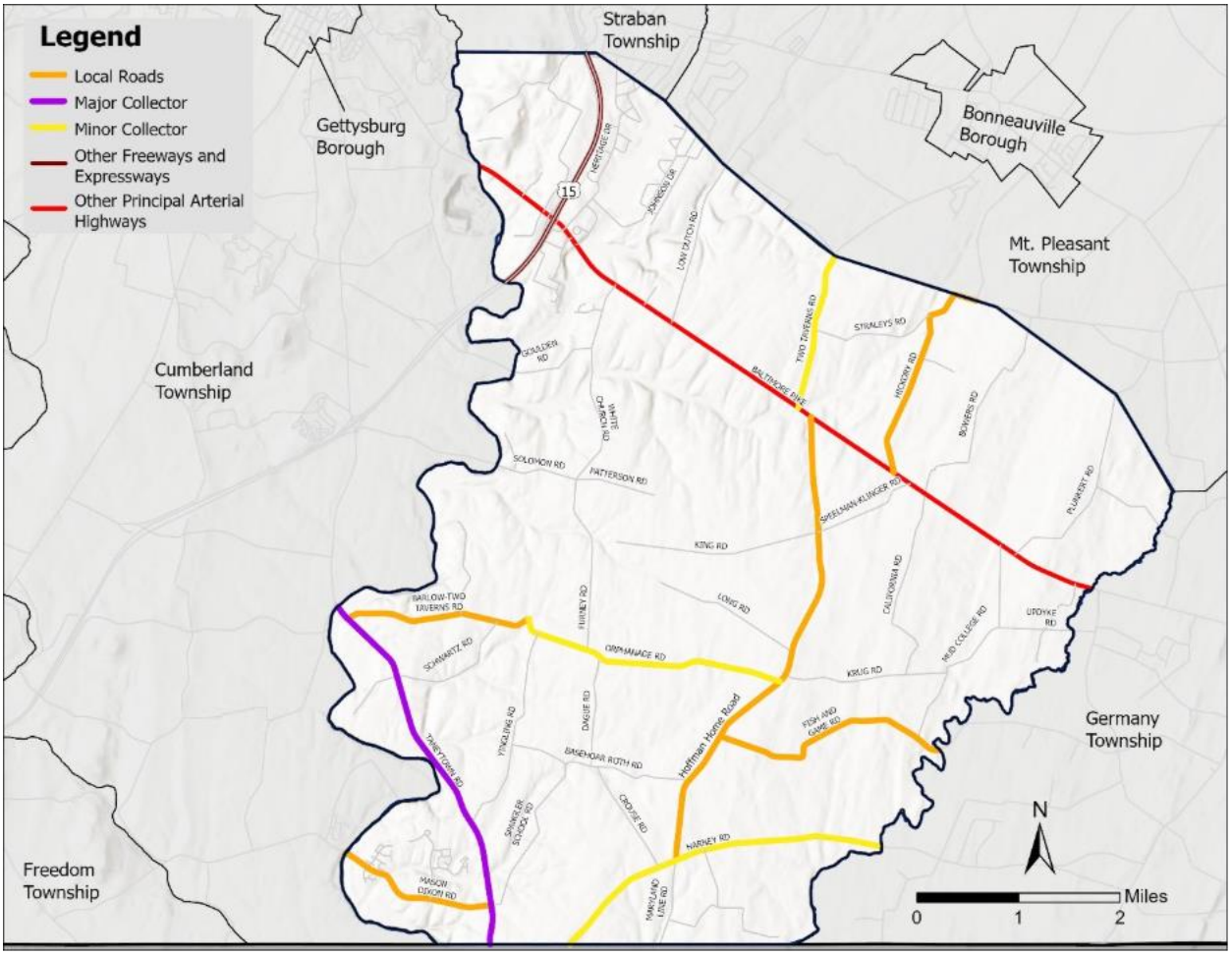
STORMWATER MANAGEMENT

Following the County adoption of a county-wide Act 167 Stormwater Management Plan, the Township adopted the Mount Joy Stormwater Management Ordinance to implement the Plan and the requirements of Act 167 throughout the Township.

TRANSPORTATION

Mount Joy Township is positioned along the US 15 corridor and sees a large amount of traffic coming through the Township via PA 97 to access Gettysburg and the region. Much of this traffic includes trucking from the Baltimore area to access US 15. The following figure highlights the classification of the PennDOT owned roadways within the Township.

Figure 7: Functional Classification of Roadways

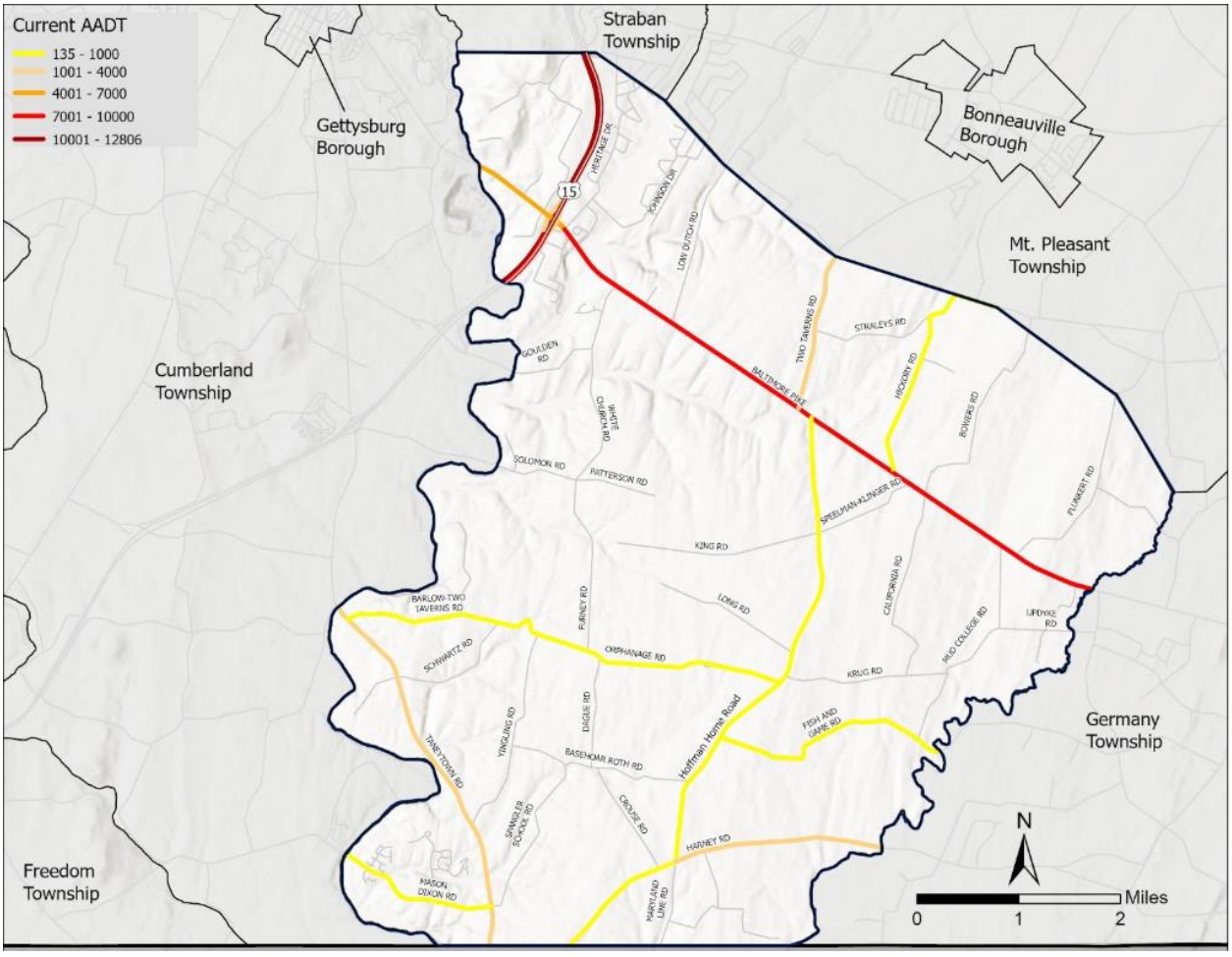


Traffic Volume

US 15 and PA 97 carry the heaviest traffic volumes withing Mount Joy Township. PA 97 between Hoffman Home Road and US 15 sees on average over 9,000 trips daily. US 15 sees far more trips and provides a significant amount of traffic around the interchange and outlets.

Taneytown Road accommodates lower levels of traffic and is classified as a major collector providing a connection in the southwest portion of the Township to US 15.

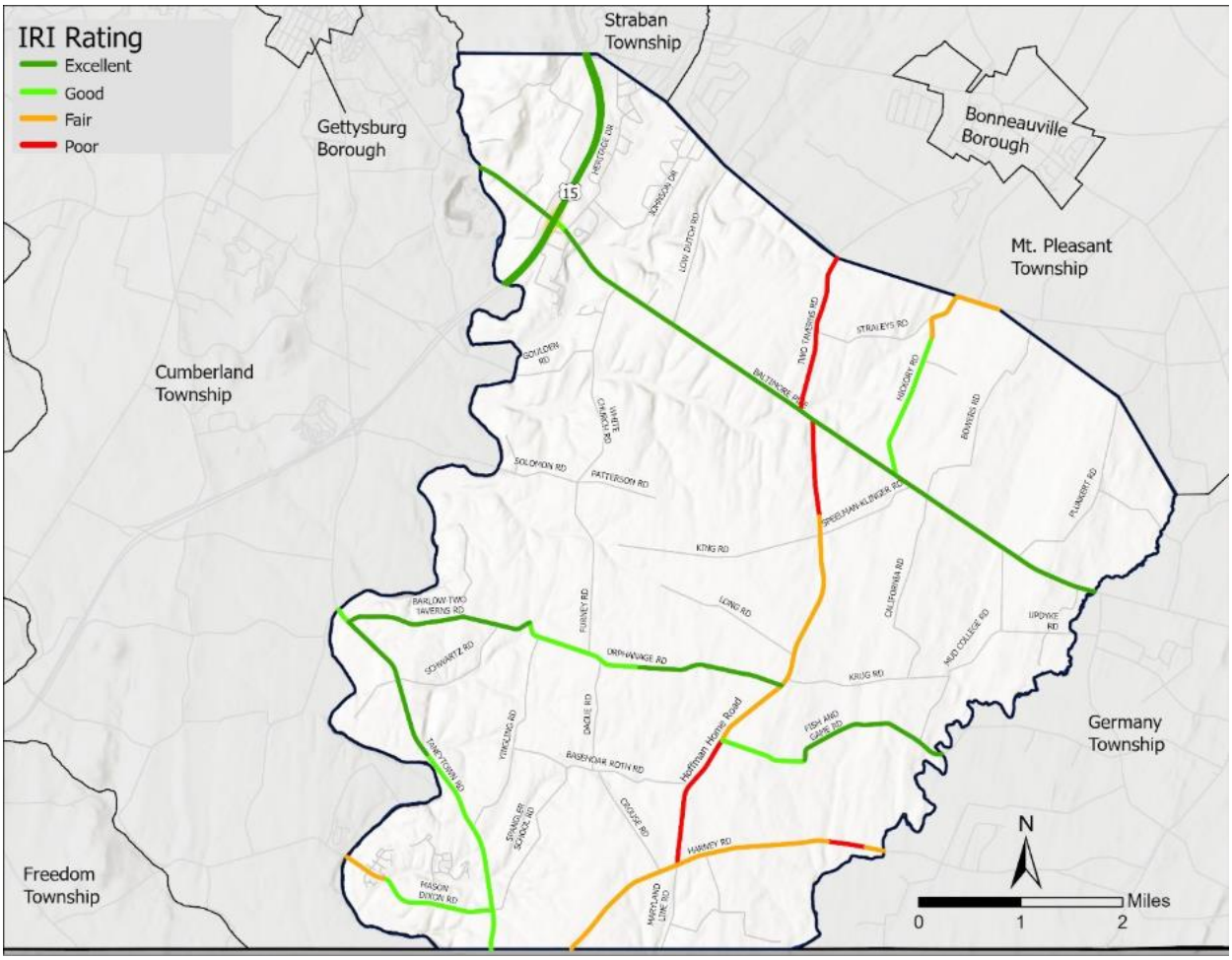
Figure 8: Current AADT



Roadway Conditions

State-owned pavement conditions are in generally good condition along US 15 and PA 97. Hoffman Home Road, Two Taverns Road, and Harney Road are all in fair to poor condition. These conditions are based on the International Roughness Index (IRI).

Figure 9: IRI Rating



LAND USE AND ZONING

Land use involves the designation of areas of land for various purposes, such as housing, shops, agriculture, industry, and recreation. Effective land use planning ensures that resources are effectively managed and new development in an area is accommodated in a sustainable and organized manner. Analyzing existing land use can also be a valuable tool for deciding how to zone different areas appropriately and prevent haphazard growth. Ensuring that the existing and proposed development of each municipality is compatible with the existing and proposed development in contiguous portions of neighboring municipalities and Adams County is important to ensure consistency beyond the Township's borders.

Mount Joy Township is currently in the process of updating their zoning ordinance and zoning map to better address land use patterns across the Township. While not every future use can be predicted, utility-scale solar installation and data centers represent current trends causing concern among the residents of the Township.

HISTORIC + CULTURAL RESOURCES

Mount Joy Township was founded in 1749, primarily by the "Pennsylvania Dutch" from Germany/Switzerland and the "Low Dutch," from the Netherlands. These two distinct Germanic groups were attracted to the area because its fertile soil welcomed their farming traditions and allowed them to grow a wide variety of crops. To this day, agriculture remains as a major cultural value of Mount Joy's identity and heritage.

At the time of its founding, the township was considered a part of York County. In 1800, Adams County was established and absorbed the municipality. There are 213 historic structures in the township as shown in Figure 10.

Figure 10: Historic Buildings



Mud College School House

The Pleasant Grove School, affectionately called the Mud College School House, was built on half-acre lot right on historic Baltimore Pike (PA 97) in 1869. The one room schoolhouse was operational up until 1949 and now is listed on the National Register of Historic Places. Despite its brick exterior, which was uncommon for the time period, Mud College features a standard one-room schoolhouse design: a rectangular floorplan with four windows along each of the long sides, a centered front door, and a coal-burning stove.

Two Taverns

Two Taverns, a small hamlet near the intersection of PA 97 and Two Taverns Road, formed around a natural convergence of various settlements in the 19th century. The hamlet earned its name from the two original stone homes that diagonally straddle the intersection. In its earliest days, these houses operated as taverns. Just a few buildings away sits historic Grace Lutheran Church, also known as Two Taverns Cemetery, which was founded in 1876. At one time, Two Taverns was also home to a one-room schoolhouse, a fruit market, a gun smith, a dress-making shop, restaurants, and more.

Additionally, Two Taverns served a significant role in the 1863 Battle of Gettysburg – at one time, it even served as a Union Head Quarters. On July 1st, the first day of the battle, General Slocum and his 12th Corp troops moved from Littlestown to Two Taverns and from Two Taverns to Gettysburg to support Union troops. General George Armstrong Custer, accompanied by the Calvary Brigade of Michigan Wolverines, arrived at Two Taverns the next evening before joining forces with another Union calvary and advancing to what is now known as East Calvary Field to engage with Confederate forces on the morning of the 3rd.

Two Taverns is also known as the site of the first murder in Adams County (1818) and the crash point of the largest meteorite east of the Mississippi River (1887). Although a small portion of the meteorite is displayed at the Adams County Historical Society, most of it resides in Vienna, Austria at the Museum of Natural History.

Union Hospital Complex

The Union Hospital complex, located along Rock Creek and White Run, is registered with the National Register of Historic Places (13 properties) as a tribute to its significant role in the Battle of Gettysburg in 1863. The hospital cared for a total of about 28,000 soldiers over the duration of the battle. The farms bordering the complex were pressed into service, due to the quantity of men needing care during and the weeks following the battle.

Table 17: Township Properties in the National Register of Historic Places

Name of Property	Address	Acres	Year listed
Rock Creek-White Run Union Hospital Complex	Baltimore Pike, Goulden Rd. and White Church Rd.	550	2000
Gettysburg Battlefield Historic District	Gettysburg National Military Park	1771 (in township)	1975
Pleasant Grove School (Mud College Schoolhouse)	4084 Baltimore Pike	.9	2012
Spangler-Benner Farm	230 Benner Rd	145.5	1992

Mount Joy Township also maintains a listing of historic properties as shown in the table below:

Parcel ID	Address
30F17-0027---000	230 BENNER RD GETTYSBURG, PA 17325
30G14-0033---000	1610 BALTIMORE PIKE GETTYSBURG, PA 17325
30G15-0008---000	2235 BALTIMORE PIKE GETTYSBURG, PA 17325
30G16-0004C--000	840 SOLOMON RD GETTYSBURG, PA 17325
30H15-0059---000	3097 BALTIMORE PIKE GETTYSBURG, PA 17325
30H16-0042---000	104 BOWERS RD LITTLESTOWN, PA 17340
30H16-0045---000	4084 BALTIMORE PIKE LITTLESTOWN, PA 17340
30H17-0022B--000	456 MUD COLLEGE RD LITTLESTOWN, PA 17340
30I16-0001---000	506 PLUNKERT RD LITTLESTOWN, PA 17340
30I16-0007I--000	363 PLUNKERT RD LITTLESTOWN, PA 17340

RECREATION AND OPEN SPACE

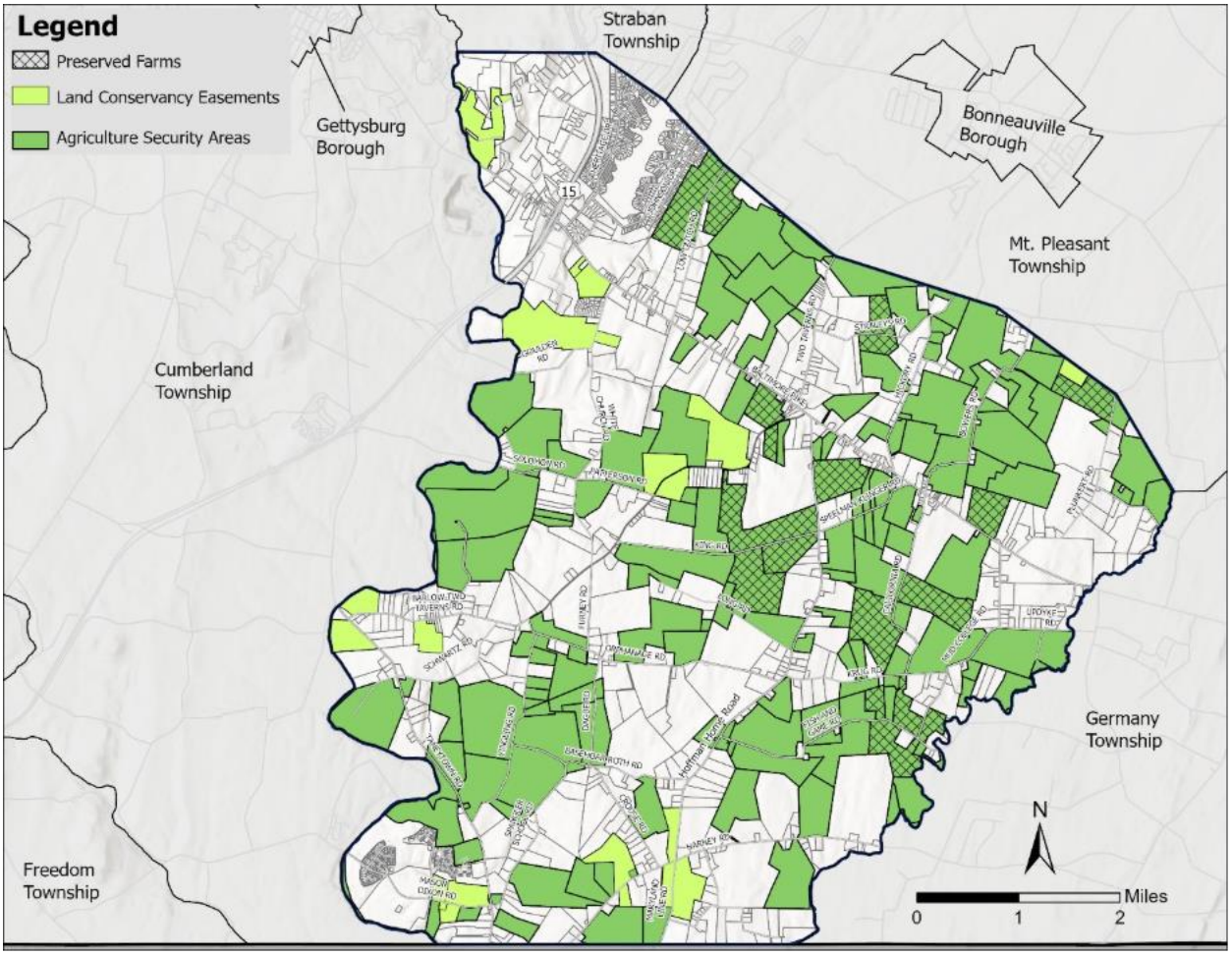
Currently, Mount Joy Township does not have any public park spaces available and limited recreation opportunities. There are public parks in surrounding municipalities. Mount Joy Township owns a 16-acre parcel at the Mud College Schoolhouse. Planning efforts have been made in the past to develop the property into a recreation space.

NATURAL RESOURCES

Agriculture

Three main programs work together to conserve the township's agricultural landscapes. Adams County preserves farms through the Adams County Agricultural Land Preservation Program founded in 1990, which is administered through the Office of Planning and Development. Landowners must apply to qualify for their property to be preserved under this easement. Agriculture can also be conserved through an easement administered by The Land Conservancy of Adams County (LCAC), an accredited local non-profit land trust. The last pathway for landowners is to join the voluntary state Agriculture Security Area (ASA) program, which is the only option of the three that is not a permanent protection. The ASA program does, however, protect designated areas from local ordinances and lawsuits that affect farming activities.

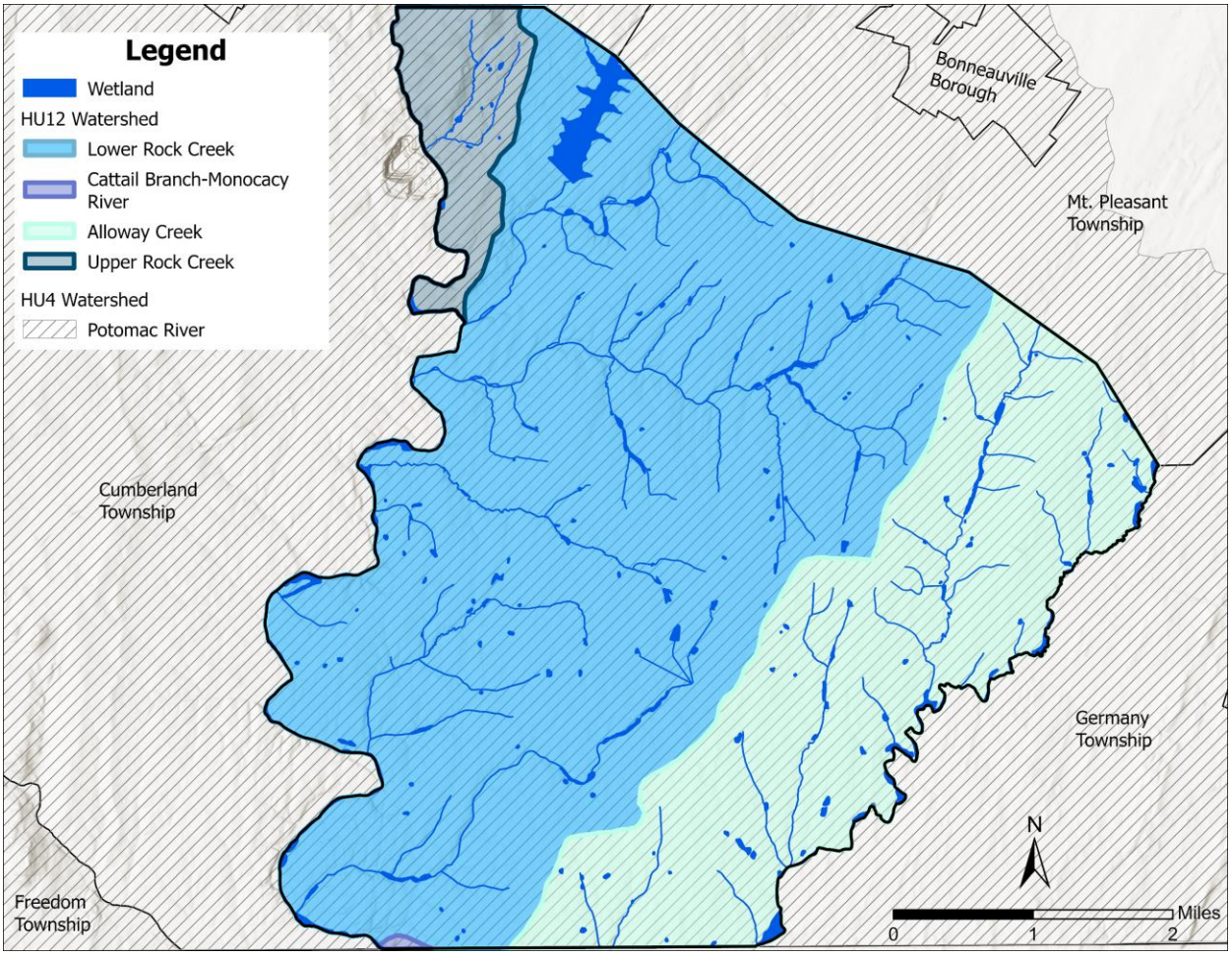
Figure 11: Preserved, Land Conservancy, and Agricultural Security Area Land



Water Features

Mount Joy Township is comprised of four watersheds within the Potomac River Basin: Cattail Branch Monocacy River, Alloway Creek, Lower Rock Creek, and Upper Rock Creek. Within these watersheds, there are approximately 71-miles of streams. All of the surface water within the Potomac River Basin, and therefore Mount Joy Township, eventually drain from the Potomac River into the Chesapeake Bay. Wetlands in the township are mostly found bordering creeks and Lake Heritage.

Figure 12: Waterways in Mount Joy Township



Geology

The Northwest corner of the township's surface, where part of the battlefield is located, is made up of dark igneous and metamorphic rocks. Excluding this small region, Mount Joy's surface geology is comprised of limestone, sandstone, shale, siltstone, and other sedimentary rocks. There is a dike near the western boundary of Lake Heritage, which is composed of diabase, a type of igneous rock.

Public Engagement Summary

Mount Joy Township, PA
Comprehensive Plan Update



MT JOY TOWNSHIP
ADAMS COUNTY PA

PUBLIC ENGAGEMENT

Stakeholder Interviews

The project team hosted three stakeholder interviews in June 2026. Invitations were sent to representatives from a variety of disciplines, including those with a background in economic development, natural resources, academia, development, and transportation.

ASSETS

Throughout the interview process, stakeholders consistently identified agriculture and open space as major assets. In an ever-developing world, open spaces and rural character provide residents with an opportunity to pursue a quieter and slower-paced lifestyle, which makes Mount Joy Township an attractive place to live, especially given its proximity to Washington DC, Baltimore, and Harrisburg. Stakeholders valued the commercial corridor along Baltimore Pike because it helps create balance between agriculture/open space and commerce.

The township neighbors Gettysburg and even encompasses a small portion of the National Military Park battlefield. Some stakeholders were very excited about the opportunities that the township's location presents for tourism, such as the Agriculture Discovery Center. These stakeholders saw the Agriculture Discovery Center as an indicator of the township's potential for walking trails, agriculture tours, and parks near to historical landmarks.

CHALLENGES

Mount Joy Township presents plenty of opportunities for residential and commercial development, considering its magnitude of open space, advantageous proximity to Gettysburg and Washington DC, and intersection with routes US-15 and PA-97. Some stakeholders raised concerns that enhanced agricultural preservation without designating areas for growth could hold the township back from realizing its economic and recreational potential; conversely, without careful supervision over development, the township could forfeit its rural charm and affordable living. Many stakeholders concur that development in the township should celebrate Mount Joy's agricultural, rural, and historical character and that the township should hesitate to open the door for development in general. However, stakeholders identified the permitting process for small businesses as challenging due to previous experiences, which could deter progress towards this goal. The capacity of utilities, including water and sewer were consistently noted to create barriers for land development and business location and expansion to the extent that, if not solved, could deter future investment in the township.

Stakeholders expressed concerns about the lack of recreation that exists in Mount Joy Township, especially for young people. With no local opportunities for post-high school education or meaningful recreation, it is challenging to retain the interest of younger generations.

Stakeholders are also concerned that the township's open spaces will attract data center developers; the large majority are adamantly opposed to any data center development in the township.

TRENDS

Since 2020, Amish farmers, specifically turkey farmers, from Lancaster County have been moving to Mount Joy Township and buying farmland. Cheaper property prices and the municipality's proximity to meat processing plants have been a major driver for this migration. Retirees have also been moving just over the border from Maryland for tax breaks for the last 5-10 years. With the expansion of the Links Golf Course Community, this trend is expected to continue. As housing demand has increased in the township, real estate prices and cost of living have been crawling up.

Public Meetings

PUBLIC OPEN HOUSE #1

The township hosted twenty-plus members of the public at the project's first public open house on Thursday, June 25th, 2026, from 5:00 to 7:00 PM at the Mount Joy Township Municipal Building. The project team set up a variety of discussion stations, activities, and posterboards around the meeting room to spark engagement with attendees and collect diverse types of feedback. One station featured a community mark-up map and another invited participants to identify treasures, challenges, and visions on a board with stickers and sticky notes. Paper copies of the public survey were available as well as a QR code to the online version.

FINDINGS

Community members consistently mentioned agriculture and open space in their vision for the township's future and repeatedly selected "agriculture," "rural and quiet," and "open space and nature" as township treasures. "Zoning" was the most commonly selected township challenge. Residents expressed various qualms with the Baltimore Pike Commercial Corridor. Some expressed frustration that the most recent update changed the zoning of vacant and developed properties in residential communities to commercial, creating an inconsistency with the fabric of the neighborhood. On the mark-up map, residents specifically drew attention to the region south of PA 97, on either side of Speelman-Klinger Road. Others disagree with the existence of the commercial region at all and believe that it directly contradicts township's rural and open nature. On the markup map, a resident annotated that the region of the Baltimore Pike Corridor west of Two Taverns until US 15 should be zoned as agricultural. The Lake Heritage community is also zoned as apart of the Baltimore Pike Corridor zone – residents marked that it should be zoned as residential. The industrial zone between Hickory Road and Bowers Road should remain, though, and not be expanded.

The markup map also drew attention to some transportation related issues in the township. The intersection of Hoffman Home Road/King Road and Speelman-Klinger Road was marked by several members of the public as a hot spot for accidents, some fatal, and as being extremely dangerous. Some residents from the Amish community noted that it is difficult for them to get their horses to slow down approaching this intersection because of the downhill slope when approaching from Speelman-Klinger Road. Attendees offered a few potential solutions to consider: creating a 4-way signalized intersection, cutting down

the trees and shrubbery from the corner property south of Speelman-Slinger Road and east of Hoffman Home Road, and lowering the speed limit on Hoffman Home Road. Residents also marked Hoffman Home Road as being a popular road for bicyclists and recommended that the speed limit be lowered. Bicyclists were also noted on Speelman-Klinger Road/King Road and Hickory Road.

The Sheetz on PA 97 next to the US 15 on/off ramp was marked by several residents as a prime location for accidents due to illegal U-turns that are prompted when west bound drivers miss the entrance into the Sheetz parking lot. Residents recommend adding some wayfinding signs that inform the driver of the upcoming entrance on PA 97.

On the markup map, residents noted that they would like to see a park behind Mud College Schoolhouse. As the township already owns this property, an outdoor recreation facility at this location could be very feasible.

PUBLIC OPEN HOUSE #2

The township hosted nearly twenty members of the public on October 13, 2026, from 5:00pm - 6:30pm at the Mount Joy Township Municipal Building. The project team set up two stations for discussion and conducted a presentation of the draft comprehensive plan content. The two stations included a draft Future Land Use Map and demographics to allow for discussion and feedback. The project team also announced the adoption schedule for the plan to include the 45-day public comment period.

FINDINGS

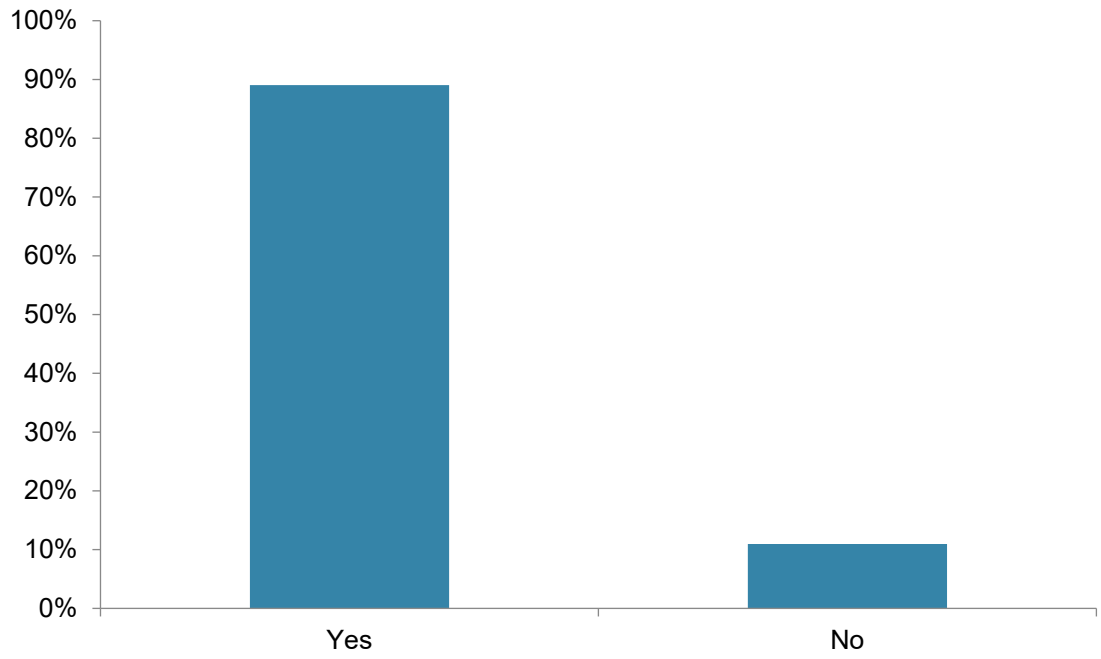
Findings from the open house indicate that residents are particularly concerned about the potential development of large agricultural and open-space properties, especially the approximately 146-acre Updyke Road farm currently listed for sale. Attendees expressed concern that the property could be purchased by a developer rather than remain in agricultural use, resulting in increased traffic, changes to the township's rural character and scenic views, and additional pressure on groundwater resources. Questions focused on whether minimum lot sizes or other zoning provisions could be revised to limit development, as well as how nonconforming uses would be addressed. Participants also referenced past development proposals as examples of the scale and impacts they hope to avoid.

Additional comments focused on the treatment of the historic district and agricultural preservation areas on the future land use and zoning maps, including whether existing protections and regulations are adequately reflected. Other feedback included a request to clarify Census data regarding vacant and occupied housing units and questions about the formal review process for the Township's neighboring municipalities, the county, and the school district. Overall, the open house reinforced the importance of preserving rural character, agricultural land, historic resources, and water supplies while providing clear information about future land use policies and development regulations.

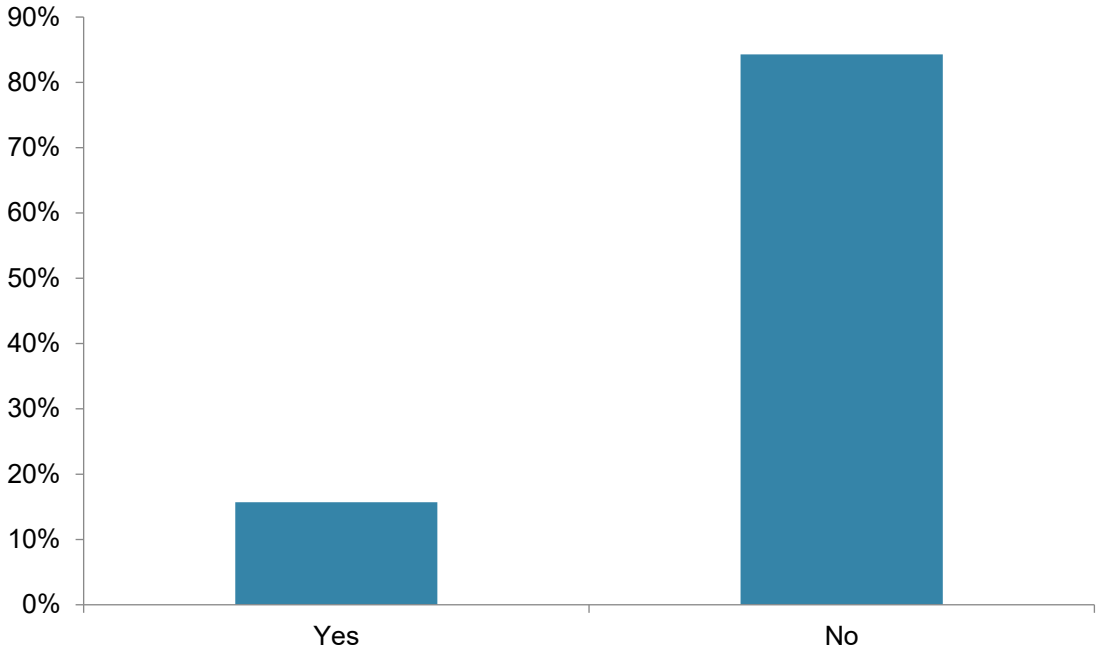
Public Survey

The public survey contained 22 questions to share ideas and collect feedback on the issues important to residents. There were 70 responses to the survey.

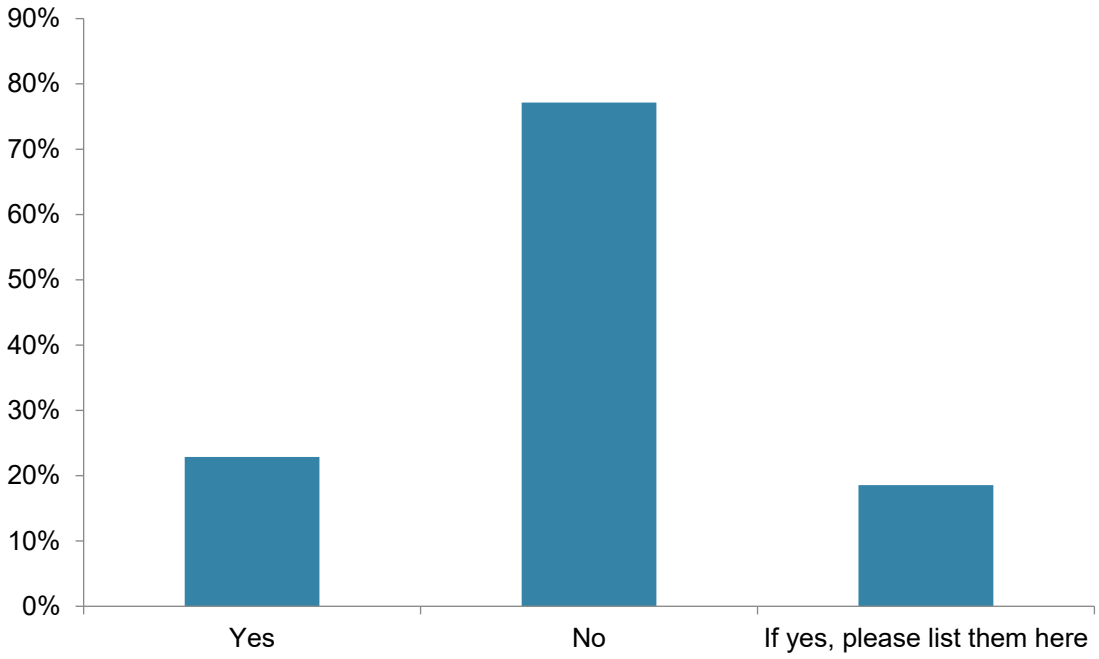
1. Are you a Mount Joy Township Resident?



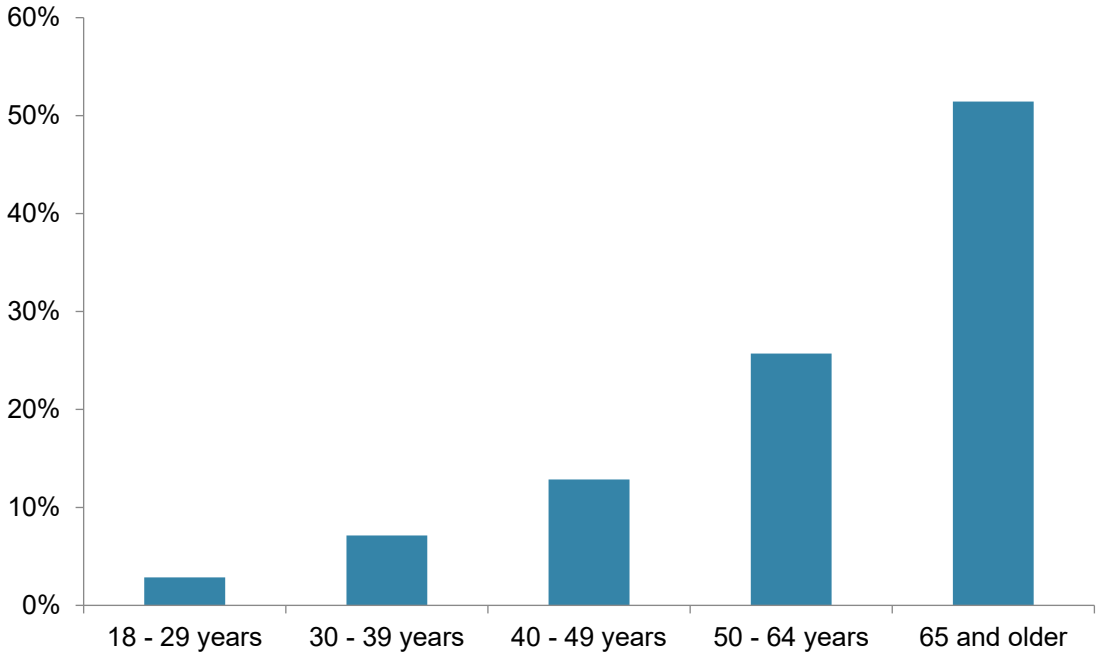
2. If not, where do you live?
    a. Responses included: Abbottstown, Cumberland Township, Bendersville, Mount Pleasant Township, Gettysburg
3. Do you work in Mount Joy Township?



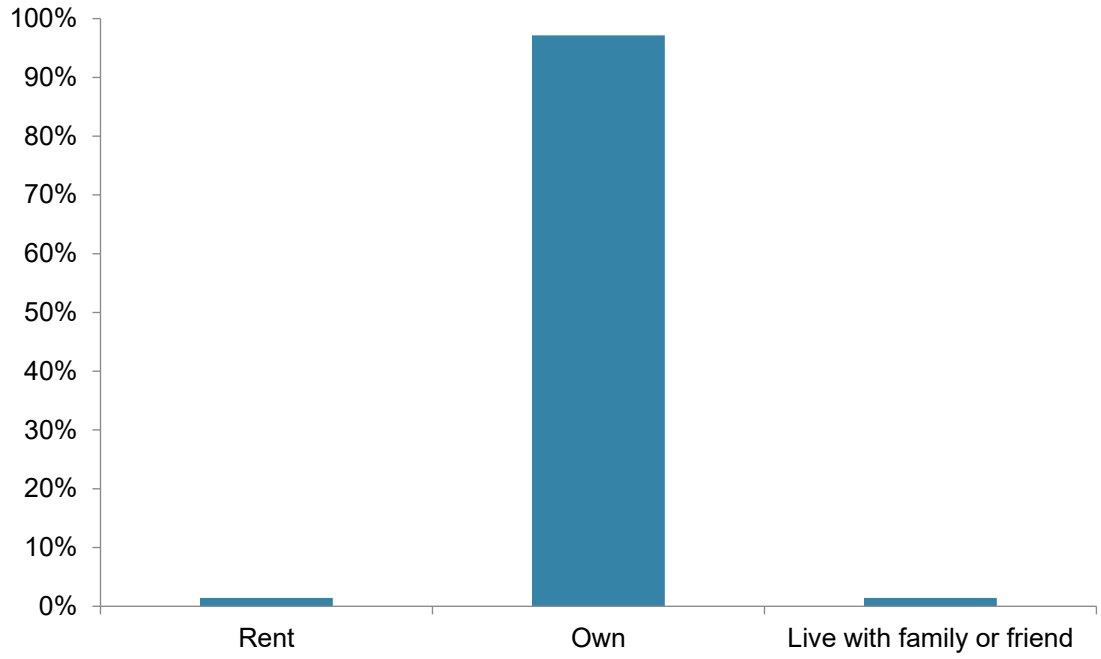
4. Are you involved in a group or organization that conducts activities in the Township?



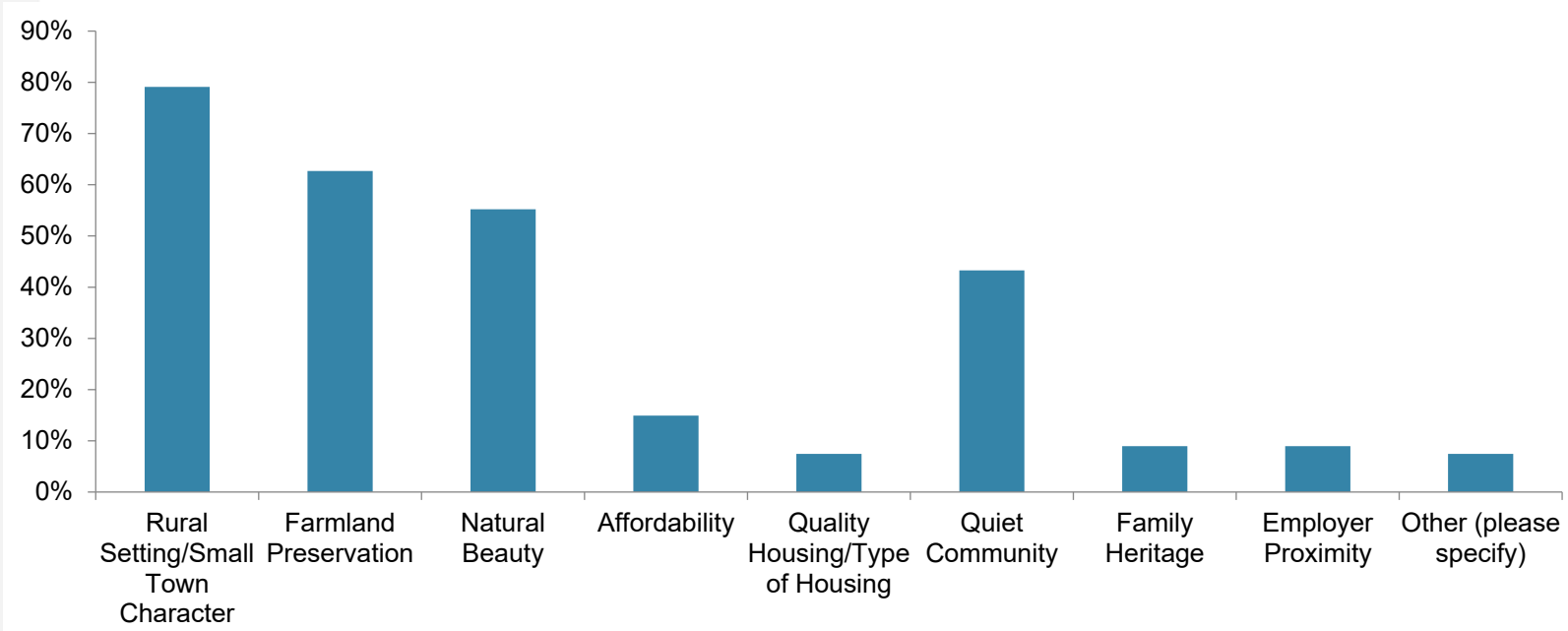
5. What is your age?



6. Do you rent or own your home?

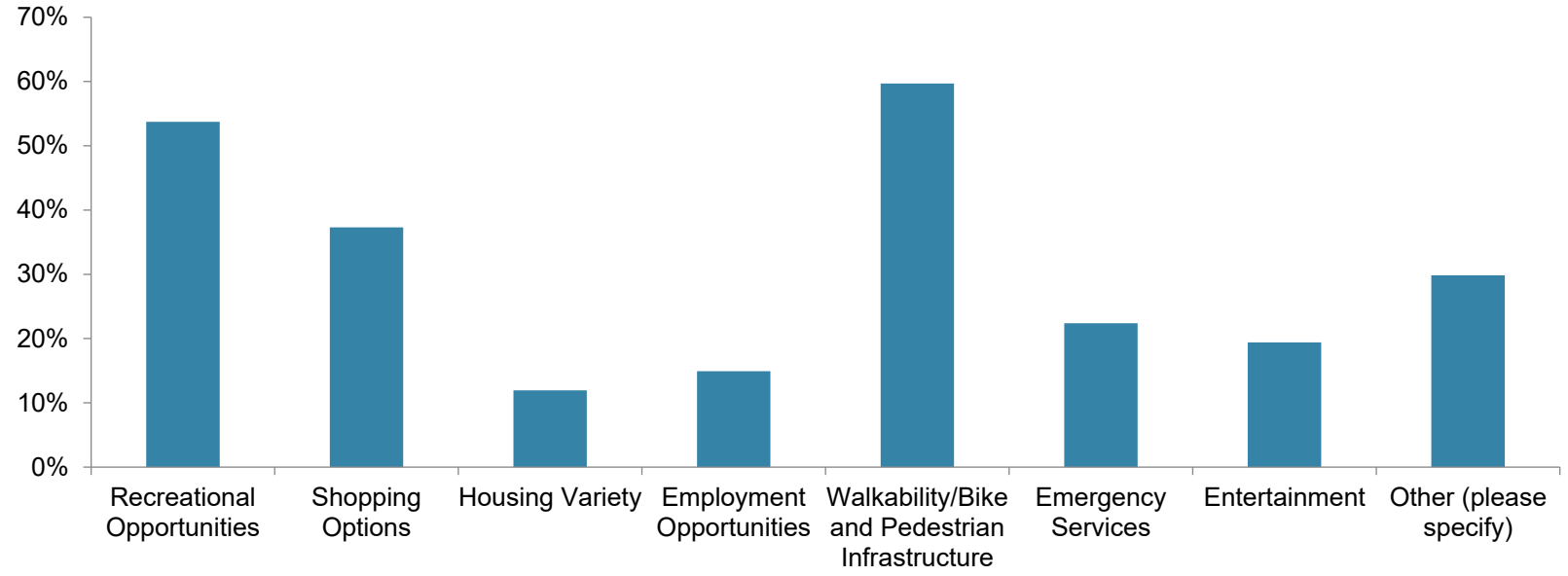


7. What are the top three assets you like most about Mount Joy Township? (please select up to three)



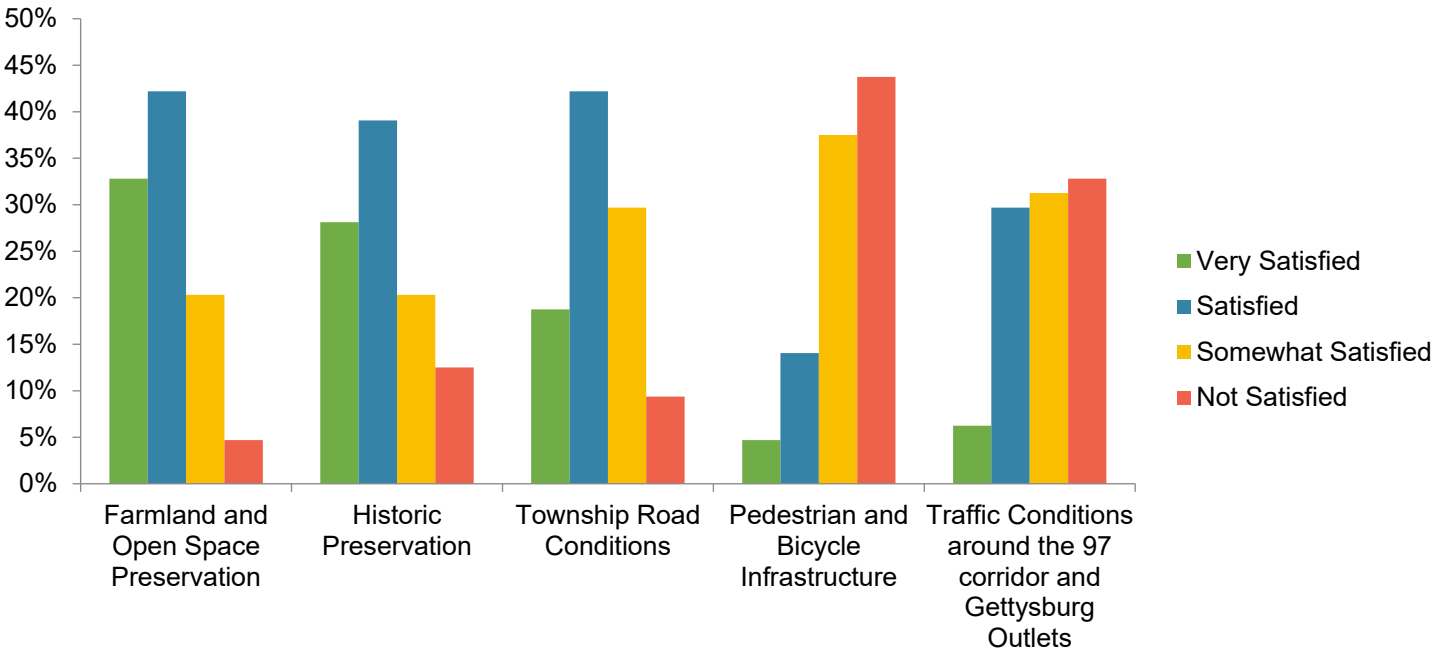
*Other – the lack of data centers, easy access to stores, history, and family.

8. What are the top three things you feel are missing in Mount Joy Township? (Please select up to three)

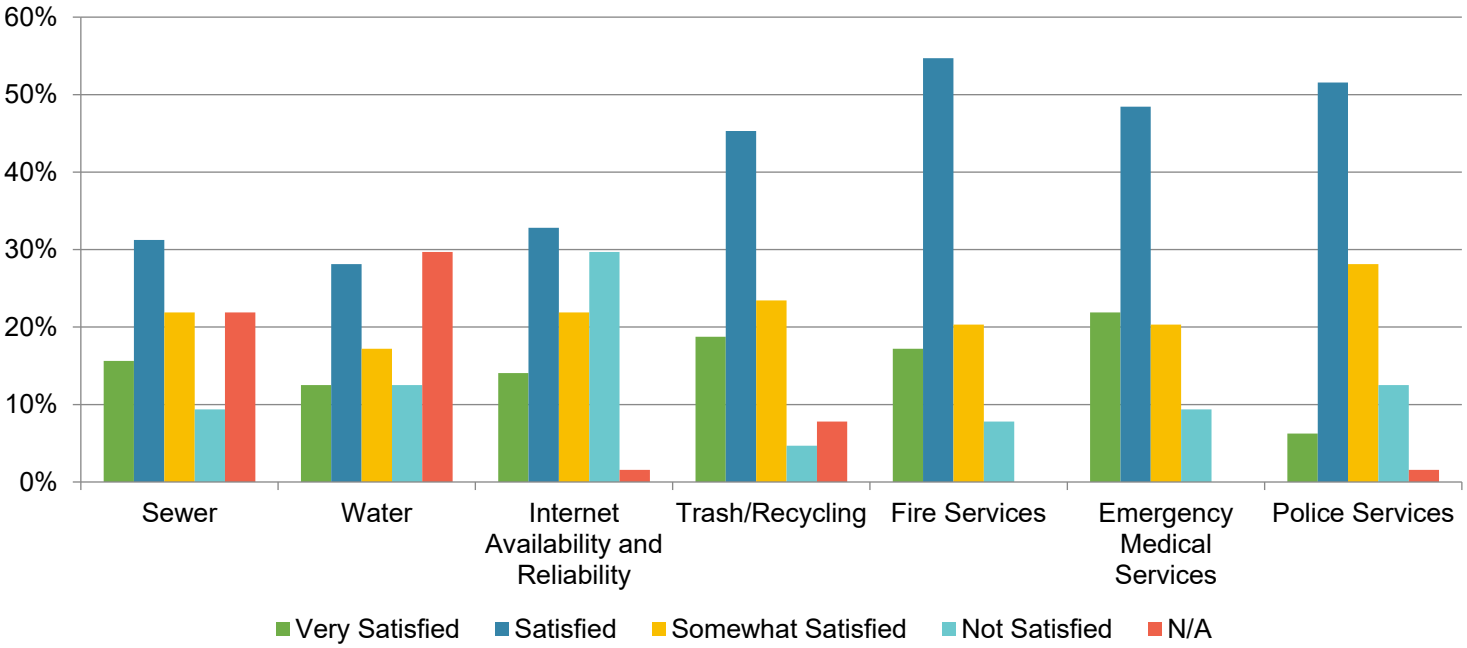


*Other – preservation efforts, leadership transparency, medical care, affordability

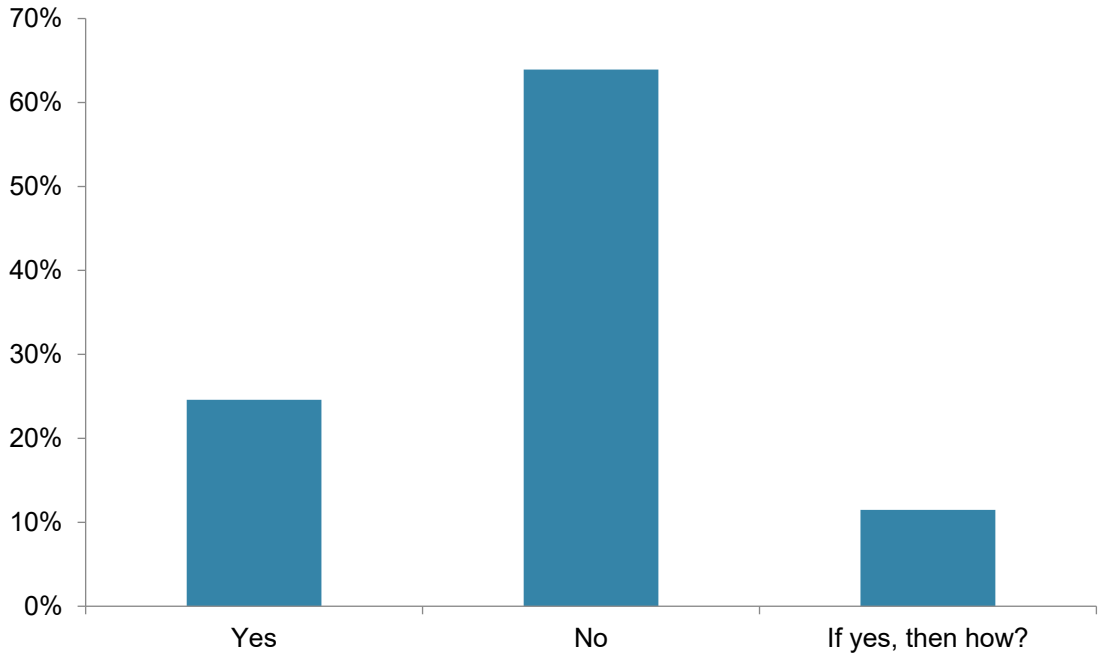
9. How satisfied are you with the following conditions in Mount Joy Township?



10. How satisfied are you with the current health, safety, and public services provided in Mount Joy Township?

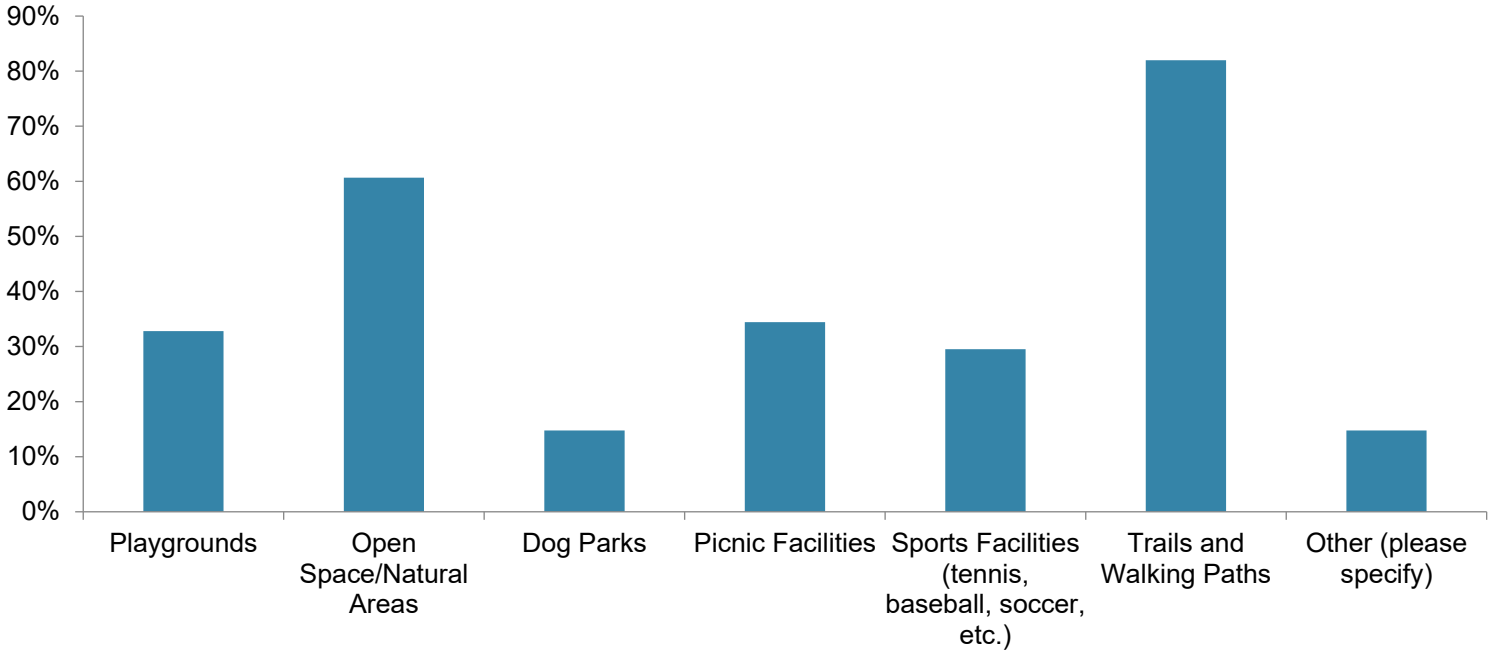


11. Would you like to see Mount Joy Township expand its tourism-based infrastructure (e.g. bed and breakfasts) to attract more Gettysburg tourists and support local job opportunities?



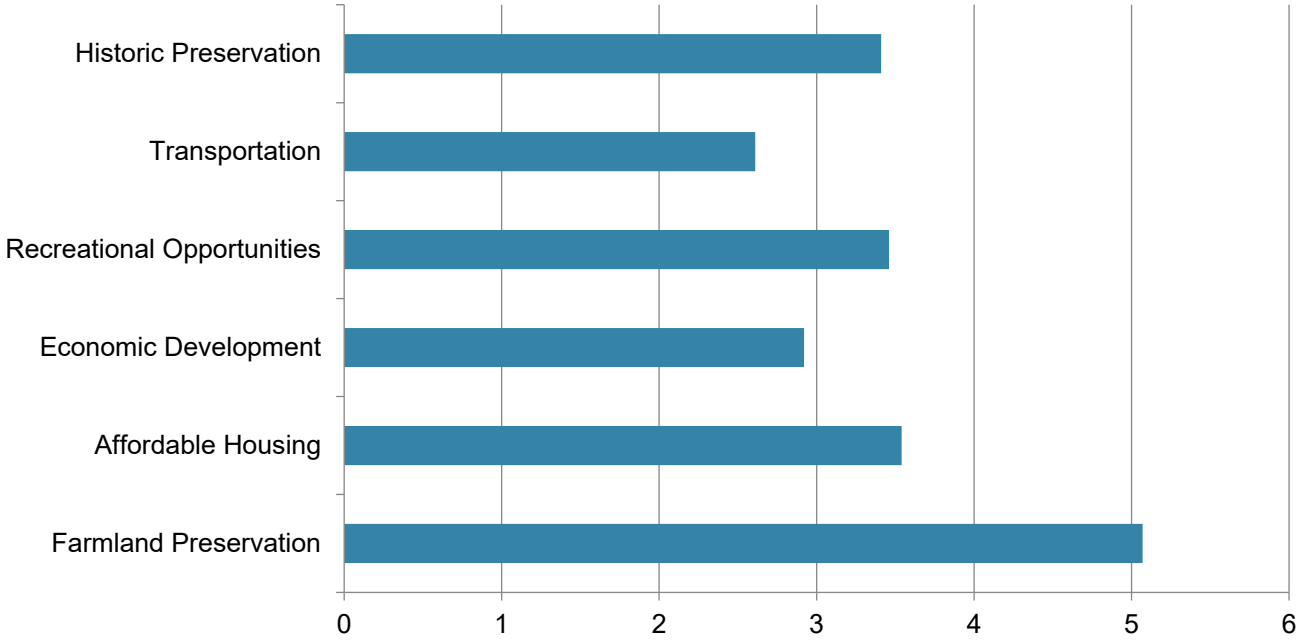
* How – encourage Airbnb's, farmers markets, low interest loans or bond sales to help fund period sensitive venues, more accommodations, better restaurants, agrobusinesses

12. What recreation facilities do you feel are most needed in Mount Joy Township? (Please select up to three)

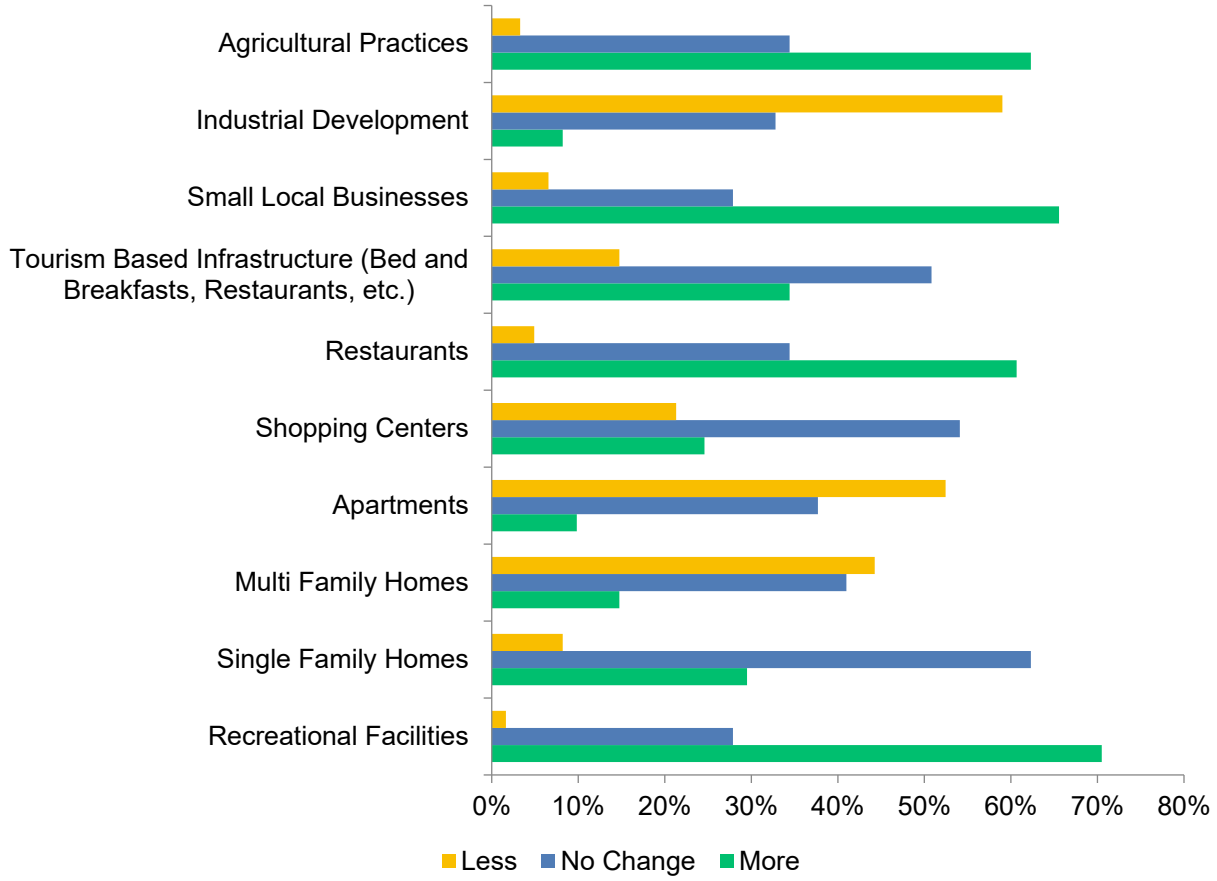


* Other – businesses, cycling trails, parking along creeks for fishing, grocery stores

13. Thinking of Mount Joy Township, rank the following community issues from most important to least (higher number equals more important)



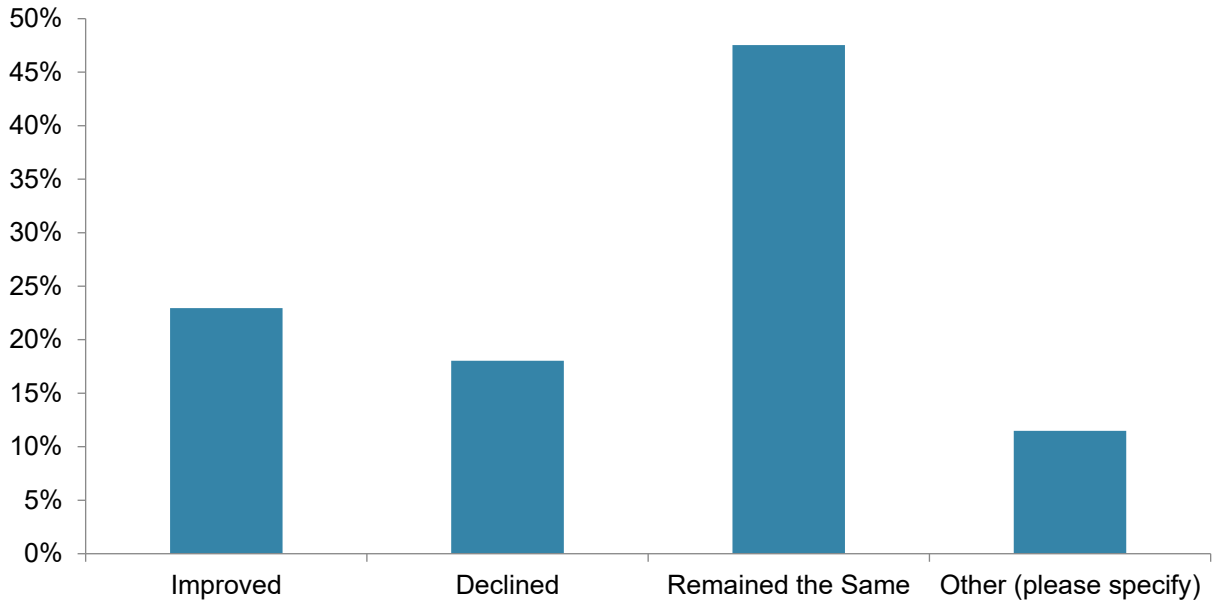
14. In Mount Joy Township, indicate if you believe there should be more or fewer of each category



15. How satisfied are you with the overall quality of life in Mount Joy Township?

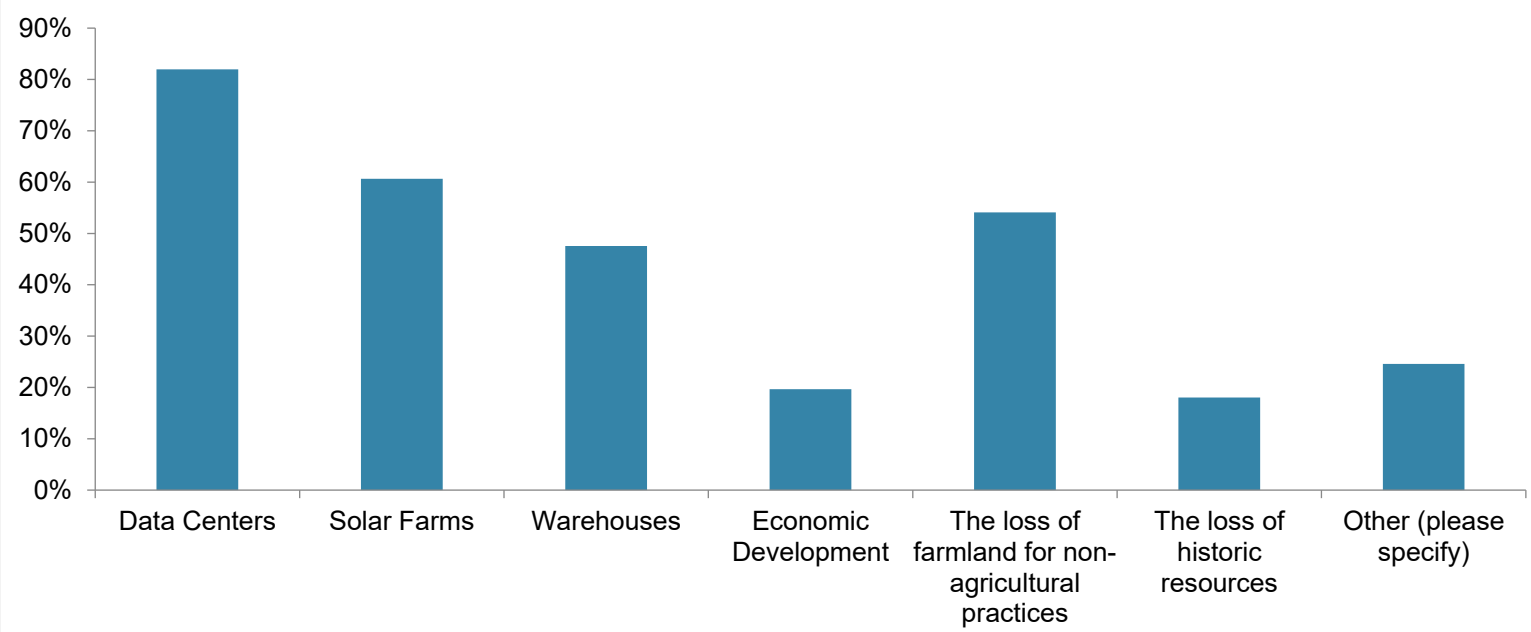
    Nearly 70% of respondents indicated that they are satisfied with the quality of life in Mount Joy Township.

16. Do you believe the quality of life in Mount Joy Township has improved, declined, or remained the same over the past 10 years?



* Other – win of no solar farms, too expensive, improved upon removal of corrupt leadership

17. What concerns you most about the future of Mount Joy Township? (please select up to three)



* Other – Outlet mall, no chain restaurants and businesses, maintenance of outlet mall complex, higher taxes, depletion of water resources, Lake Heritage spillway issues, lack of affordable housing, help for farmers

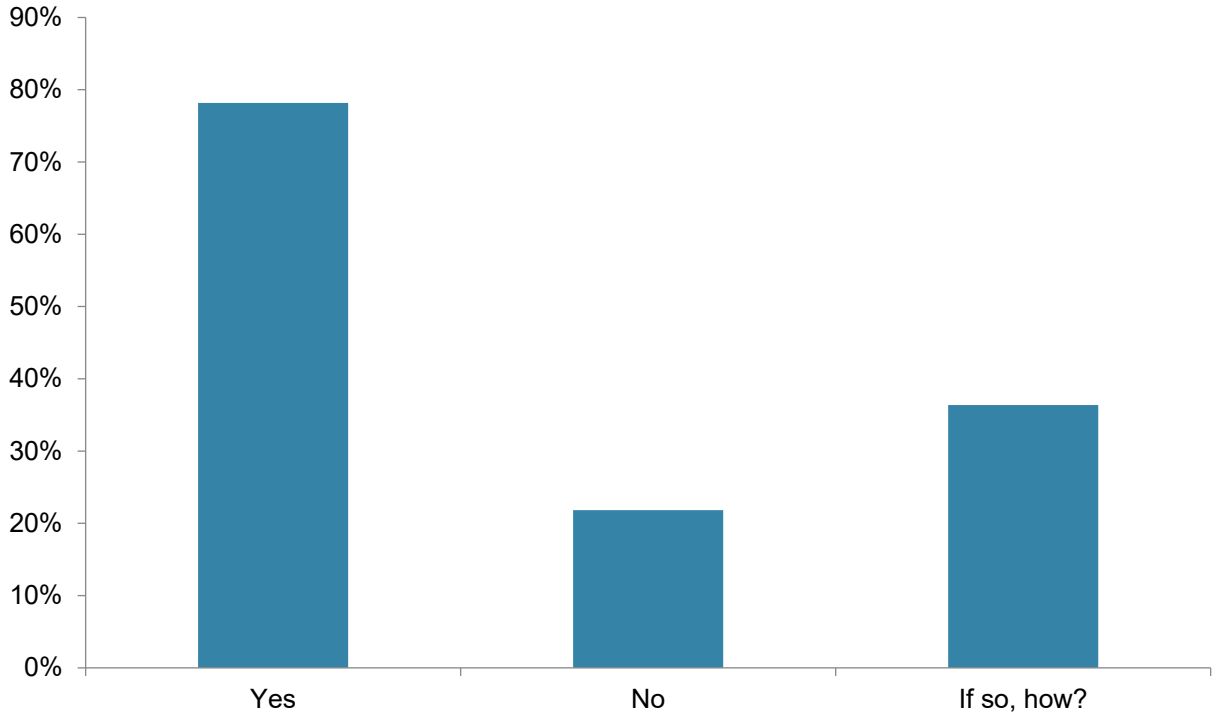
18. What do you consider to be Mount Joy's biggest challenge to address over the next 10 years?

Respondents' primary concern is balancing growth with preserving Mount Joy Township's rural character, farmland, open space, and natural beauty. Many oppose or want tighter controls on data centers, solar farms, housing sprawl, and industrial or corporate development. Other recurring priorities include improving roads and infrastructure, protecting water and energy resources, keeping taxes and living costs affordable, supporting farmers, attracting younger residents, revitalizing shopping and dining, and ensuring thoughtful, transparent leadership and land-use planning.

19. What role do you believe Mount Joy Township should play in supporting local businesses?

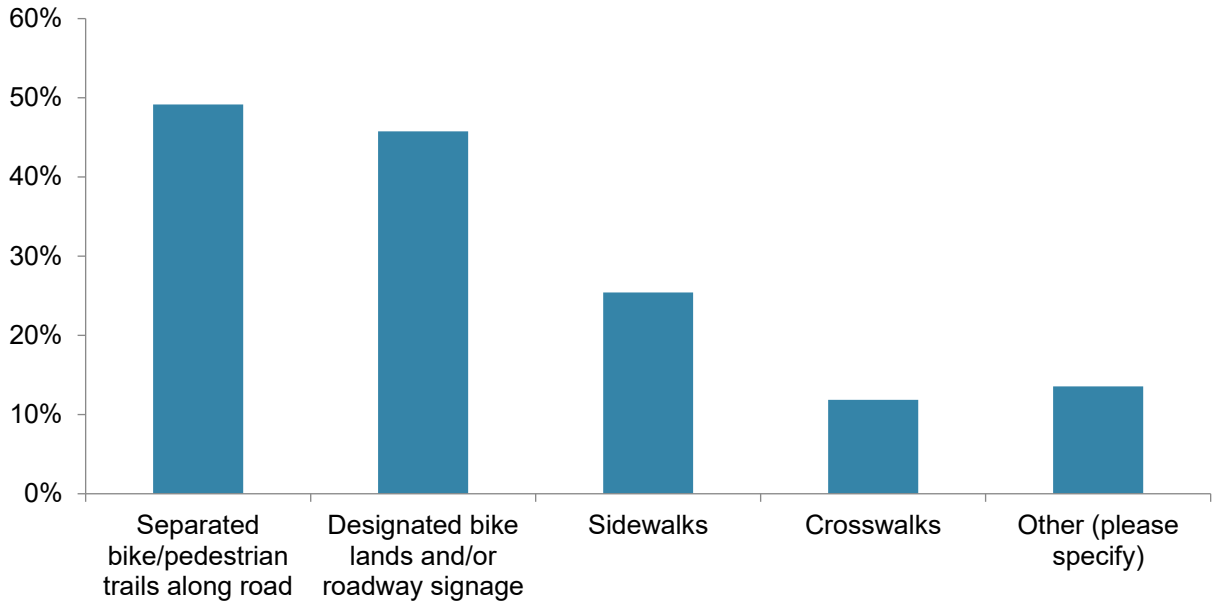
    Continue ads in newsletter, support farm to table businesses, provide incentives for local businesses, shorten bureaucratic process for permitting, tax incentives, remove junk yards, zoning support, seed funding for new businesses

20. Should the Township provide more opportunities to maintain farmland existence in the Township (zoning updates, preservation funding, etc.)?



* Other – encourage farmers to preserve their land, help farmers, revise zoning, assist with small grants, use state and county funds to create smart ag conservation areas, road widening, reactivate preservation program, policy review every 10 years, clean and green tax breaks, allow farm stands and tasting rooms, land preservation through a paid program for development rights.

21. What pedestrian and bicycle infrastructure is most needed in Mount Joy Township?



* Other – bike/ped study, lights at crosswalks, traffic enforcement, lower speed limits, maintain road conditions, larger shoulders on roadways

22. Is there anything else not mentioned that you would like to share with Mount Joy Township?

Many respondents expressed appreciation for the opportunity to participate and a desire to preserve Mount Joy Township's rural character, farmland, historic landscape, and peaceful community atmosphere. They urged officials to limit large housing developments, solar farms, data centers, warehouses, and power-line projects, while maintaining green space, protecting watersheds, keeping taxes low, and directing growth toward already-developed areas.

Other priorities included safer roads and clearer signage (particularly near Sheetz and along Baltimore Pike) better shopping, grocery, medical, internet, recycling, and recreational services, and improvements to roads and the Lake Heritage spillway. Respondents also requested stronger communication, community engagement, transparent leadership, and thoughtful planning that focuses on residents while retaining the township's role as an attractive gateway to Gettysburg.